

TITLE TO REAL ESTATE--Offices of Riley and Riley, Greenville, S. C.

FILED

GREENVILLE CO. S. C.

Vol 1035 pg 133

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

APR 22 3 50 PM '76

BOBBIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that ROGER D. CARTEE AND LIBBY H. CARTEE

in consideration of SEVEN HUNDRED FIFTY AND NO/100THS----- Dollars,  
and assumption of mortgage indebtedness recited below

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

JAMES R. FENDER, SR. AND RHONDA C. FENDER, their heirs and assigns:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 30, Monaview Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 4N at page 52 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Monaview Court, joint front corner of Lots No. 31 and 30 and running thence with the joint line of said lots N. 65-24 E. 146.4 feet to an iron pin at the joint rear corner of Lots Nos. 30, 31, 32 and 33 and running thence with the joint line of Lots Nos. 30 and 33 N. 8-23 E. 166.5 feet to an iron pin in the rear line of Lot No. 20; thence S. 84-12 W. 20 feet to an iron pin in the rear of Lot No. 21 and running thence with the joint line of Lots Nos. 29 and 30 S. 28-48 E. 228.95 feet to an iron pin on Monaview Court; thence with Monaview Court S. 42-54 E. 31.45 feet to an iron pin at the point of beginning.

- 303- B13.4 - 1-114

As a portion of the consideration, the grantees assume and agree to pay the balance due on that certain mortgage in favor of First Federal Savings and Loan Association, in the original amount of \$22,300.00, recorded in the R. M. C. Office for Greenville County in REM Volume 1344 at page 106. The balance due for assumption being \$21,799.89.

This conveyance is made subject to any restrictive covenants, building setback lines, easements and rights of way affecting the above described property.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) does hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 6th day of April, 1976.

SIGNED, sealed and delivered in the presence of: Roger D. Cartee (SEAL)

Shirley D. Cartee (SEAL)

Libby H. Cartee (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of April, 1976.

Notary Public for South Carolina, My commission expires: (Signature) (SEAL)

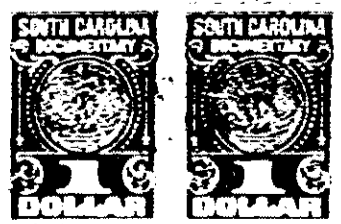
STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of April, 1976. Libby H. Cartee (SEAL)

Notary Public for South Carolina, My commission expires: (Signature) (SEAL)

RECORDED this day of APR 22 1976 at 3:50 P. M. No. 3033



4328 RV-23