

HUG 3 1 05 PM '76
R.M.C. OFFICE FOR GREENVILLE COUNTY

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P.A. Attorneys at Law, Greenville, S.C.

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That James R. Emilio and Fern P. Emilio, hereafter referred to as Grantor, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other considerations DOLLARS, paid to Grantor by Gregory D. Shorey, Jr.

hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee Gregory D. Shorey, Jr. his heirs and assigns forever.

ALL that certain piece, parcel or lot of land, with the building and improvements thereon, lying and being on the westerly side of Pilgrim's Point Road, near the City of Greenville, being designated as Lot No. 5 on a plat of Pilgrim's Point as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Pilgrim's Point Road, said pin being at joint front corner of Lots 4 and 5, and running thence N. 85-58 W., 170 feet to an iron pin, the joint corner of Lots 4 and 5; thence N. 4-2 E., 135 feet to an iron pin, the joint rear corner of Lots 5 and 6; thence with the common line of said lots, S. 85-58 E., 170 feet to an iron pin on the westerly side of Pilgrim's Point Road; thence with the westerly side of Pilgrim's Point Road, S. 4-2 W., 135 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, easements and rights-of-ways, if any, affecting the above described property.

For deed into grantors, see Deed Book 867 at Page 163.

As a part of the consideration herein, the grantee assumes and agrees to pay the balance due of \$28,982.45 on a mortgage previously assumed by the grantors to Fidelity Federal Savings & Loan Association in the face amount of \$30,700.00, dated and recorded January 16, 1969, in the R.M.C. Office for Greenville County in Mortgage Book 1114 at Page 524.



2090

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 15th day of July, 19 71.

Signed, Sealed and Delivered in the Presence of

William Pease
William Pease
Barbara B. Lachmayer
Barbara B. Lachmayer

James R. Emilio (Seal)
James R. Emilio
Fern P. Emilio (Seal)
Fern P. Emilio
Grantor

For True Consideration See Affidavit

STATE OF ~~SOUTH CAROLINA~~ CONNECTICUT Book 34 Page 9 PROBATE
~~GREENVILLE COUNTY~~ HARTFORD COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 15th day of July, 19 71
Barbara B. Lachmayer (Seal) William Pease
Barbara B. Lachmayer Notary Public for ~~South Carolina~~ Connecticut
My Commission expires Mar. 31, 19 75

STATE OF ~~SOUTH CAROLINA~~ CONNECTICUT
~~GREENVILLE COUNTY~~ HARTFORD COUNTY **RENUNCIATION OF DOWER**

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Fern P. Emilio, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantor and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 15th day of July, 19 71
Barbara B. Lachmayer (Seal) Fern P. Emilio
Barbara B. Lachmayer Notary Public for ~~South Carolina~~ Connecticut Fern P. Emilio
My Commission expires Mar. 31, 19 75

Recorded this 3rd day of August, 19 71, at 1:05 P. M., No. #3500

543.8

200-543.8-1-5