

JUNES TARKIN GREENVILLE
FEB 11 3 47 PM
BORNE STANWERS
R.M.C.

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

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State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That James Allan Johnson and Gladys E. T. Johnson, hereafter referred to as Grantor, in consideration of the sum of Four Hundred Dollars (\$400.00) and assumption of loan DOLLARS, paid to Grantor by John Crosland Company, 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, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #5, Sundown Circle, Peppertree Subdivision, Section #1, as shown on a plat dated February 17, 1972, recorded in Plat Book 4N at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the western side of the right-of-way of Sundown Circle, a joint corner of Lots #4 and #5; thence S. 73-06 W. 134.8 feet to a point; thence N. 15-52 W. 84.2 feet to a point; thence N. 74-58 E. 140.0 feet to a point on said right-of-way; thence along said right-of-way S. 11-00 E. 60.0 feet to a point; thence S. 16-00 E. 20.0 feet to the point of beginning.

THIS property is subject to the Declaration of Covenants, Conditions and Restrictions recorded in the Office of the RMC for Greenville County in Deed Book 978 at Page 895, and any other restrictions, easements and rights-of-way of record.

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As partial consideration for this conveyance, the Grantee hereby accepts and agrees to pay the note and mortgage of the Grantor to Carolina National Mortgage Investment Co., Inc., recorded in the R.M.C. Office for Greenville County in Mortgage Book 1279 at Page 251, and subsequently assigned by instrument recorded in said office in Mortgage Book 1284 at Page 418, the outstanding balance of which loan is \$ 32,169.54.

This is the property conveyed to the Grantor by deed recorded in Deed Book 975 at Page 4129.

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 1st day of February, 19 74.

Signed, Sealed and Delivered in the Presence of

James E. [Signature]
Sara C. [Signature]



James Allan Johnson (Seal)
Gladys E. T. Johnson (Seal)

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE 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

1st day of February, 19 74
Sara C. [Signature] (Seal)
Notary Public for South Carolina

James E. [Signature]

My Commission expires 10-19-80

Greenville County
1589

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Gladys E. T. Johnson, 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 Grantee 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

1st day of Feb, 1974
James E. [Signature] (Seal)
Notary Public for South Carolina

Gladys E. T. Johnson
(Gladys E. T. Johnson)

My Commission expires January 1, 197

19399

Recorded this _____ day of _____, 19____, at _____ M., No. _____

NOTARY PUBLIC OF
SOUTH CAROLINA
MY COMMISSION EXPIRES
SEPT. 11, 1993

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