

TITLE TO REAL ESTATE - Law Offices of Thomas C. Brissey, P.A., Greenville, South Carolina

STATE OF SOUTH CAROLINA

MAY 13 3 25 PM '74

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY R.N.C.

KNOW ALL MEN BY THESE PRESENTS, that we, Wilbur Orbann and Arbor S. Orbann

in consideration of Twenty-Four Thousand and No/100-----(\$24,000.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Benjamin O. Dearman and Eleanor L. Dearman, their heirs and assigns forever;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, in the Town of Simpsonville, and being known and designated as Lot No. 12 on a plat of Simpsonville Investors, Inc., recorded in the RMC Office for Greenville County in Plat Book TT at Page 215, and having, according to said plat, the following metes and bounds, to-wit:

Beginning on the northern side of Arlen Avenue at the joint front corner of Lots Nos. 11 and 12 and running thence S.53-54 W. 140 feet to the intersection of Arlen Avenue and Garrison Road and then curving so as to run up the eastern side of Garrison Road traverse of said curve being N.54-28 W. 19 feet; thence with the eastern edge of Garrison Road, N.02-40 W. 123.7 feet to a point; thence along the joint line of the property now or formerly of James, N.53-54 E. 80.8 feet to a point at the joint rear corner of Lots 11 and 12; thence with the joint line of Lots Nos. 11 and 12, S.36-06 E. 119.8 feet to the beginning corner.

-399-300-2-40

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 680 at Page 103.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 10th day of May 19 74.

SIGNED, sealed and delivered in the presence of:

Thomas C. Brissey
Kathy H. Beckwith

Wilbur Orbann (SEAL)
Arbor S. Orbann (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 10th day of May 19 74.

Thomas C. Brissey (SEAL)
Notary Public for South Carolina.

Kathy H. Beckwith

My Commission Expires 4/7/79.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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)' 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 10th day of May 19 74.
Thomas C. Brissey (SEAL)
Notary Public for South Carolina.

Arbor S. Orbann
Arbor S. Orbann

My Commission expires 4/7/79.

RECORDED this day of MAY 13 1974 M., No. 28658

RECORDED

4328-RV-2