

GRANTEES ADDRESS: #77 South Midland Avenue
Kearny, N.J., 07032

TITLE TO REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
FILED
10:36 AM '81
H.M.C. HARRISLEY

1151-122

KNOWN ALL MEN BY THESE PRESENTS, that PERRY ROBERT STEPHENS, JR., same as PERRY R. STEPHENS, JR.

in consideration of NINE THOUSAND, EIGHT HUNDRED, SEVEN AND 82/100ths 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 JOSEPH CLOONAN and GERALDINE CLOONAN, their heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of GREENVILLE, on Groce Meadow Road, being shown and designated as 1.44 acres on plat of Property of William E. & Thelma Coleman, by Terry T. Dill, Surveyor, dated May 30, 1974, recorded in the RMC Office for Greenville County in Plat Book 5-G at page 126 and having such metes and bounds as appear by reference to said plat.

THIS property is conveyed subject to any easements or rights-of-way affecting same.

THIS is the identical property conveyed to Perry R. Stephens, Jr. and Judy A. Stephens, recorded in Deed Book 1090 at page 513 on October 25, 1978. Said Judy A. Stephens subsequently deeded her undivided 1/2 interest to Perry Robert Stephens, Jr. by deed recorded in Deed Book 1124 at page 495 on April 23, 1980 in the RMC Office for Greenville County.

9 (355) 649.2-1-5.3

The subject property was previously cut from the southeasterly half of a 29 acre tract of land conveyed to the late J. F. Fowler by deed of C. A. Fowler, et al, recorded on September 18, 1918 in Deed Book 42 at page 513. Under the terms of the Will, the said J. F. Fowler (See Apartment 331, File 22), a remainder interest in the southeasterly portion of such tract was specifically devised to the late J. R. Fowler, who is a predecessor in the chain of title to the grantor.

As a part of the consideration, Grantees do hereby assume and agree to pay the balance of that certain mortgage to Collateral Investment Company, recorded in Mortgage Book 1448 at page 162 on October 25, 1978, in the original amount of \$30,650.00, having a current balance of \$30,082.18.

Grantor hereby transfers to Grantees the existing homeowners insurance policy on the subject property and the balance in the Grantor's escrow account at Collateral Investment Company.

5116

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 25th day of August 1981

SIGNED, sealed and delivered in the presence of:

W. Alan Reese (SEAL)

Cathy A. Johnson (SEAL)

Perry Robert Stephens, Jr. (SEAL)
same as

Judy A. Stephens, Jr. (SEAL)
Perry R. Stephens, Jr. (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of August 1981

W. Alan Reese (SEAL)

Notary Public for South Carolina 1/21/91
My commission expires:

Cathy A. Johnson

STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER /NOT REQUIRED/GRANTOR DIVORCED

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 a whom-interest

18 8 34201801
SC
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M

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
AUG 26 1981
2.00

GREENVILLE COUNTY
093267

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
AUG 26 1981
1.00

at 10:36 A.M. RECORDED AUG 26 1981

4328 RV-2