

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that EMERY M. HAWKINS and ANN C. HAWKINS

in consideration of Thirteen Thousand One Hundred Sixty Seven and 01/100 (\$13,167.01) Dollars and assumption of mortgage indebtedness set forth 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 WILLIAM A. KLEIN and VICTORIA G. KLEIN, their heirs and assigns, forever:

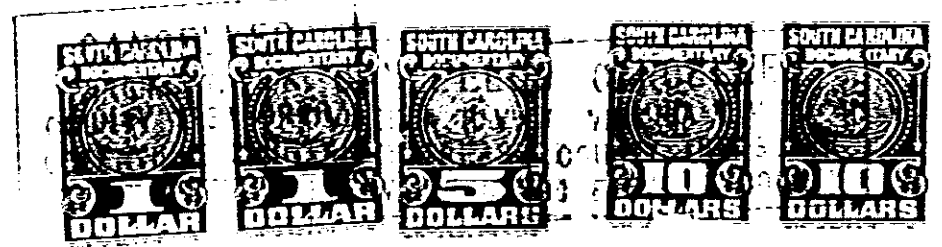
ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the eastern side of Raintree Lane in Greenville County, South Carolina, being shown and designated as Lot 59 on a Plat of Pelham Woods, Section 1, made by Piedmont Engineers and Architects, dated June 19, 1970, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-F, page 33, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the Grantors by deed of Edward R. Shearer, recorded in the RMC Office for Greenville County, S.C. in Deed Book 990, page 538 and is hereby conveyed subject to rights of way, easements, restrictive covenants and set back lines shown on the recorded plat of Pelham Woods, Section 1 and otherwise appearing on public records and actually existing on the ground affecting said property.

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As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given by the Grantors to Fidelity Federal Savings and Loan Association of Greenville, S.C. in the original sum of \$29,600.00 recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1297, page 625, which has a present balance due in the sum of \$29,332.99.

The Grantees agree to pay Greenville County property taxes for the tax year 1975 and subsequent years.



Greenville County
Stamps
Paid \$ 14.95
Act No. 330 Sec. 1

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) do(es) 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 assigns against the grantor(s) and the grantor'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 January 19 75.
Signed, sealed and delivered in the presence of:
Margaret E. Lindsay (SEAL) Emery M. Hawkins (SEAL)
John M. Dillard (SEAL) Ann C. Hawkins (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 January 19 75.
John M. Dillard (SEAL) Margaret E. Lindsay
Notary Public for South Carolina
My commission expires: 9-15-79

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 January 19 75.
John M. Dillard (SEAL) Ann C. Hawkins
Notary Public for South Carolina
My commission expires: 9-15-79 JAN 6 1975
RECORDED this day of at 3:41 P. M. No. 16311

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