

TITLE TO REAL ESTATE—Prepared by *W. H. Tankersley* Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOMINIE S. TANKERSLEY R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, RONALD H. SHELNUIT

in consideration of TWENTY NINE THOUSAND FIVE HUNDRED (\$29,500.00) ----- 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 BARRY W. MAULDIN & MOLETA MAULDIN, their heirs and assigns,

All that piece, parcel or lot of land in the county of Greenville, state of South Carolina, being a portion of Lot No. 2 on the north side of Avice Dale Drive, shown on plat recorded in plat book B page 53 of the RMC Office for Greenville County, and having according to a recent survey recorded in plat book 5 Q page 34 of the RMC Office for Greenville County, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northwest side of Avice Dale Drive, the joint front corner of Lots Nos. 1 & 2 and running thence with the joint line of said lots N. 62-30 W. 200 feet to an iron pin; thence S. 28-30 W. 170 feet to an iron pin; thence in a southeasterly direction S. 73-01 E. 225.9 feet to a point on the northwest side of Avice Dale Drive; thence with the northwest side of said street N. 15-08 E. 49.3 feet to a point; thence continuing N. 20-30 E. 80.7 feet to the beginning corner.

This is the same lot of land conveyed to the grantor by J. W. Shelnut by two separate deeds: one recorded Jun 11, 1971 in deed vol. 917 page 601 and the other recorded Jan. 16, 1976 in deed vol. 1030 page 281. — 166 - 245 - 1 - 5, 17

This conveyance is made subject to any recorded protective covenants, rights of way or easements and those shown on the ground.



Greenville County
Taxes
Paid \$ 32.45
Act No. 380 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 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 1 day of APRIL, 1976.

SIGNED, sealed and delivered in the presence of:
W. H. Tankersley (SEAL)
Howard F. Gyplogout, Jr. (SEAL)
Ronald H. Shelnut (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) 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 1 day of APRIL 1976.
W. H. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: 11-23-80
Howard F. Gyplogout, Jr.

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 1 day of APRIL 1976
W. H. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: 11-23-80
Betty E. Shelnut

RECORDED this 2 day of APR 2 1976 19 at 2:31 P. M. No. 25338

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