

SEP 13 1 27 PM '76

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S.C.

Janie Marie Pepper
407 Canterbury Rd.
Simpsonville, SC
29681

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VOL 1042 PAGE 780

KNOW ALL MEN BY THESE PRESENTS, that JAMES E. PEPPER

in consideration of One and 00/100----- (\$1.00)----- Dollars,
and assumption of mortgage 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 JANIE MARIE PEPPER, her heirs and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the county of Greenville, state of South Carolina, on the southern side of Canterbury Street, being known and designated as Lot No. 29 as shown on Plat entitled The Village, Section I, dated Oct. 13, 1972, prepared by Heaner Engineering Co., Inc., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-R at page 52, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Canterbury Street at the joint front corner of Lots Nos. 28 and 29 and running thence with the common line of said lots, S. 00-35-07 E. 125.38 feet to an iron pin; thence S. 80-42-52 E. 52.00 ft. to an iron pin at the joint rear corner of Lots Nos. 29 & 30; thence running with the common line of said lots, N. 12-06-00 E. 128.95 feet to an iron pin on the southern side of Canterbury Street; thence running with the arc of the southern side of Canterbury Street, N. 84-29-28 W. 80.06 feet to the point of beginning. — 80 — 585.5 — 1 — 29

This is the same property conveyed to grantor by Fortis Enterprises, Inc. by deed dated December 7, 1973 and recorded in the RMC Office for Greenville Co. in deed volume 990, page 142, and is conveyed subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat or on the premises, including restrictions applicable to The Village, Sec. I, recorded in book 971 at page 183.

As part of the consideration, the grantee agrees to assume that certain mortgage given to the United States of America dated December 7, 1973 and recorded in the RMC Office for Greenville County in volume 1297 at page 85 on which there is a present balance due of approximately \$16,000.00.

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 10th day of September, 1976.
SIGNED, sealed and delivered in the presence of:
David H. Wilkins (SEAL) James E. Pepper (SEAL)
Crystal H. Giovanetti (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 10th day of September 1976
David H. Wilkins (SEAL) Crystal H. Giovanetti
Notary Public for South Carolina
My commission expires: 1/1/82

STATE OF SOUTH CAROLINA } GRANTEE WIFE OF GRANTOR
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(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 _____ day of _____, 19____

(SEAL)
Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of SEP 13 1976 10 at 1:27 P. M. No. 7076

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