

TITLE TO REAL ESTATE - INDIVIDUAL FOR THE STATE OF SOUTH CAROLINA

FILED

11 Old Mill Court Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OCT 1 3 30 PM '76 DONNIE S. TANKERSLEY R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Donald B. Livonius and Judith L. Livonius

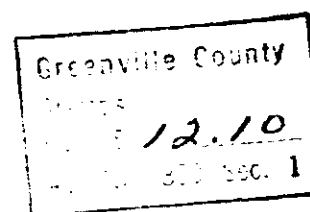
in consideration of Ten Thousand, Seven Hundred, Five and 98/100 (\$10,705.98)----- Dollars and assumption of mortgage indebtedness set forth below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Elmer M. Guthardt and Betty J. Guthardt, their heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Old Mill Court in Greenville County, South Carolina, being shown and designated as Lot No. 34 on a plat of Old Mill Estates, Section 1, made by J. Q. Bruce, dated March 18, 1964, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 000, page 159, reference to said plat is hereby made for a more complete description thereof.

The above described property is the same conveyed to the grantors herein by deed of William C. Balentine, Jr. recorded February 13, 1974, in Deed Book 993, page 729, and is hereby conveyed subject to all rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees herein agree and assume to pay Greenville county property taxes for the tax year 1977 and subsequent years.

As a part of the consideration of this deed, the grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to First Federal Savings and Loan Association, dated February 13, 1976, in the original sum of \$40,100.00 and recorded in the RMC Office for said County and State in Mortgage Book 1301 at page 693, which has a present balance due in the sum of \$39,294.02.



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 28th day of SEPTEMBER 1976 Signed, sealed and delivered in the presence of:

Michelle Bonner Daniel P. [Signature] Donald B. Livonius (SEAL) Judith L. Livonius (SEAL)

STATE OF NEBRASKA 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 28th day of SEPTEMBER 1976

[Signature] Notary Public for South Nebraska My commission expires:



[Signature] Daniel P. [Signature]

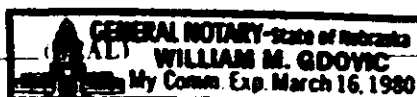
STATE OF NEBRASKA COUNTY OF GREENVILLE RENUNCIATION OF DOWER

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)' 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

28th day of SEPTEMBER 1976

[Signature] Notary Public for South Nebraska My commission expires:



[Signature] Judith L. Livonius

RECORDED this day of OCT 1 1976 at 3:30 P.M. No. 9013

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