

TITLE TO REAL ESTATE—Griffin & Howard, 111 Pettigru Street, Greenville, S.C.
2 Collinson Road, Greenville, S. C. 29605
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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GREENVILLE CO. S.C.
NOV 18 1976
LEWIS S. TURNER
CLERK

KNOW ALL MEN BY THESE PRESENTS, that WE, HELEN L. WERTS AND VIRGIL J. WERTS

in consideration of Seventeen Thousand Five Hundred and No/100 ----- (\$17,500.00)----- 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 JOHN L. DUNLAP AND ERNESTINE R. DUNLAP, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, on the northeastern side of Collinson Road in a subdivision known as Sylvan Hills, being known and designated as Lot No. 1 of said subdivision, and being described according to a plat of Sylvan Hills recorded in the RMC Office for Greenville County in Plat Book "S" at page 103, and according to a more recent plat prepared by Piedmont Engineering Service, Greenville, S. C., dated September 6, 1949, and entitled Lot No. 1 Sylvan Hills, near Greenville, S. C. The property herein conveyed has according to said plats the following metes and bounds courses, and distances, to-wit:

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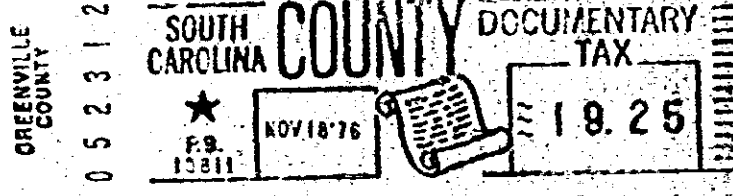
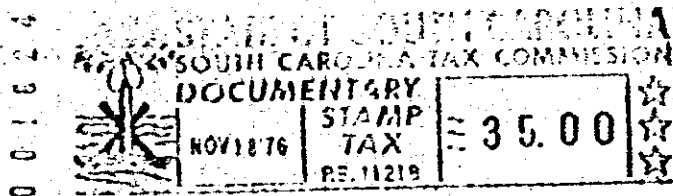
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BEGINNING at an iron pin on the northeastern side of Collinson Road at the joint front corner of Lots Nos. 1 and 2, which iron pin is 1,038.4 feet from the eastern side of Old Augusta Road, and running thence along the common line of said lots N. 51-45 E. 133.5 feet to an iron pin; thence S. 28-10 E. 66.0 feet to an iron pin; thence S. 44-41 W. 120.0 feet to an iron pin on the northeastern side of Collinson Road; thence along the northeastern side of Collinson Road N. 40-19 W. 80 feet to an iron pin, the beginning corner.

This conveyance is made subject to any and all existing restrictions, rights-of-way, easements or other matters of public record, if any, which affect the subject property.

This is the same property conveyed to the Grantor herein by deed of Bernice R. Mize Justice, (formerly Bernice R. Mize), dated November 9, 1967, recorded November 15, 1967, in Deed Book 832 at page 648, RMC Office for Greenville County, S.C.

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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 17th day of November 19 76
SIGNED, sealed and delivered in the presence of:

Charles E. Howard
Virginia B. Tate

Virgil J. Werts (SEAL)
Helen L. Werts (SEAL)

(SEAL)
(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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of November 19 76

Charles E. Howard (SEAL)
Notary Public for South Carolina
My commission expires: 4-15-81.

Virginia B. Tate

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, 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 17th day of November 19 76
Charles E. Howard (SEAL)
Notary Public for South Carolina.
My commission expires: 4-15-81.

Helen L. Werts

RECORDED this _____ day of NOV 18 1976 19 _____ at 10:11 A. M., No. 13717

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