

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Dillard & Mitchell, P.A., Greenville, S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES C. LEARY  
FORTY ONE THOUSAND, NINE HUNDRED AND NO/100 (\$41,900.00) ----- Dollars  
in consideration of

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 L. PENLAND, his heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being at the northwestern corner of the intersection of Brentwood Way with Menlo Drive, in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 121 on a plat of BRENTWOOD, Section III, made by Piedmont Engineers & Architects, dated November 15, 1973, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5-D, at page 42, and having according to said plat the following metes and bounds, to-wit:

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2000  
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BEGINNING at an iron pin on the northern side of Brentwood Way at the joint front corner of Lots Nos. 121 and 107, and running thence along the common line of said lots, N. 23-17 W., 165.8 feet to an iron pin; thence along the line of Lot No. 120, N. 54-02 E., 150.05 feet to an iron pin on Menlo Drive; thence along the western side of Menlo Drive, the following courses and distances: S. 35-58 E., 27.24 feet to an iron pin; S. 25-43 E., 89.87 feet to an iron pin; and, S. 15-04 E., 60.25 feet to an iron pin; thence with the curve of the intersection of Menlo Drive, with Brentwood Way, the chord of which is S. 26-12 W., 37.6 feet to an iron pin; thence along the northern side of Brentwood Way, S. 67-29 W., 119.08 feet to an iron pin; the point of BEGINNING.

-899-319.2-1-49

The above described property is the same conveyed to the grantor herein by deed of Rackley, Builder-Developer, Inc., recorded May 3, 1976, in the RMC Office for Greenville County, South Carolina in Deed Book 1035 at page 603, and is hereby conveyed subject to 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 grantee herein agrees to pay Greenville County and Town of Simpsonville property taxes for the tax year 1977 and subsequent years.

DOCUMENTARY TAX COMMISSION  
STAMP TAX \$84.00  
PP. 11218

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 24th day of November 19 76.  
Signed, sealed and delivered in the presence of:  
*Aileen D. Robinson* (SEAL)  
*Jack S. Mitchell* (SEAL)  
*James C. Leary* (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 24th day of November 19 76  
*Aileen D. Robinson* (SEAL)  
Notary Public for South Carolina 11-21-84  
My commission expires: 11-21-84

SOUTH CAROLINA COUNTY DOCUMENTARY TAX

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 (wivest) 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 24th day of November 19 76  
*Aileen D. Robinson* (SEAL)  
*William L. Penland*  
Notary Public for South Carolina  
My commission expires: 11-21-84  
RECORDED this NOV 29 1976 10:16 A. M. No. 15532

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