

TITLE TO REAL ESTATE - INDIVIDUAL FORM -- Dillard & Mitchell, P.A., Greenville, S. C.

Address: 48 E. Circle Ave. Greenville, S.C. 29607

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that JAMES M. MARTIN, SR. AND DIANE W. MARTIN in consideration of THIRTY EIGHT THOUSAND, NINE HUNDRED AND NO/100 (\$38,900.00) -- 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 GARY L. SELLS and PENNY F. SELLS, their heirs and assigns:

ALL that piece, parcel or lot of land, with an adjoining five foot strip, situate, lying and being on the southern side of East Circle Avenue, in City and County of Greenville, State of South Carolina, being shown and designated as Lot No. 101 on a plat of EASTLAKE made by Dalton & Neves, Engrs., dated February 1955 recorded in the RMC Office for Greenville County, S. C. in Plat Book MMM, page 107, and having according to a more recent plat thereof made by Freeland & Associates dated November 17, 1978, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of East Circle Avenue at the joint front corners of Lots Nos. 101 and 102; and running thence with the common line of said lots, S. 5-15 W., 145 feet to an iron pin; thence S. 67-24 W., 150.3 feet to an iron pin; thence S. 86-55 W., 68 feet to a point on the eastern side of a 10-foot sidewalk; thence S. 84-04 W., 5 feet to the center line of said sidewalk; thence with the center line of said sidewalk or walkway, N. 36-52 E., 261.9 feet to a point on East Circle Avenue; thence with the southern side of East Circle Avenue, N. 84-04 E., 5 feet to a point on the eastern side of said sidewalk; thence continuing with said side of East Circle Avenue, N. 86-55 E., 60 feet to the point of BEGINNING.

The above property is the same conveyed to the grantors herein by deed of E. W. Duckworth, et al recorded in Deed Book 1018 at page 181, on May 13, 1975, 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 grantees agree and assume to pay City and County of Greenville property taxes for the tax year 1979 and subsequent years,

It is the intention to convey all the right, title and interest owned by the grantors in and to the 10-ft. sidewalk above referred to and as \* 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 78 Signed, sealed and delivered in the presence of: James M. Martin, Sr. (SEAL) DIANE W. MARTIN (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 78 Notary Public for South Carolina My commission expires: 11-21-84

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 claims 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 78 Notary Public for South Carolina My commission expires: 11-21-84 RECORDED this day of 19 (CONTINUED ON NEXT PAGE)

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