

00 S.C.

ADDRESS: 729 Rutherford Rd
Greenville, SC

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Frances Lynch

in consideration of Eighty-four Thousand Five Hundred and no/100 (\$84,500.00) 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 Gerald J. Bender and Lois K. Bender, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Rutherford Road (also known as South Carolina Highway No. 21) in the City of Greenville, Greenville County, South Carolina being known and designated as Lot No. 5 and the eastern one-half of Lot No. 4 as shown on a plat entitled MAP OF WEST CROFTSTONE ACRES made by W. D. Neves, dated March, 1917, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book E at Pages 35 and 36 and also shown on a plat by R. E. Dalton dated July, 1940, and having according to a more recent survey thereof entitled PROPERTY OF GERALD J. BENDER AND LOIS K. BENDER made by Freeland & Associates dated October 18, 1979 recorded in Plat Book 7-R at Page 87, the following metes and bounds, to-wit:

-12-519-183.2-1-6,7

BEGINNING at an iron pin on the northern edge of the right of way of Rutherford Road at the joint corner of lots nos. 5 and 6 and running thence along the northern edge of the right of way of Rutherford Road, S. 66-53 W. 88.8 feet to an iron pin and S. 73-13 W. 213.8 feet to an iron pin; thence a line through lot no. 4, N. 13-05 W. 214.6 feet to an iron pin in the rear line of lot no. 14; thence along the common line of lots nos. 4 and 14, N. 67-31 E. 98.7 feet to an iron pin at the old joint corner of lots nos. 4, 5, 14 and 15; thence along the common line of lots nos. 5 and 15, N. 73-50 E. 224.6 feet to an iron pin; thence along the common line of lots nos. 5 and 6, S. 7-29 E. 214.6 feet to an iron pin on the northern side of Rutherford Road, the point of beginning.

The above property is the same property conveyed to the grantor by deed of Jake Razor, Jr. and Elizabeth H. Razor recorded June 15, 1976 in Deed Book 1037 at Page 992 and is hereby conveyed subject to all rights of way, easements, conditions, public roads 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 of Greenville and Greenville County property taxes for the tax year 1980 and subsequent years.

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(a)'s heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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)'s heirs or successors and assigns against the grantor(s) and the grantor's(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)'s hand(s) and seal(s) this 19th day of October 1979

Jack H. Mitchell III
Linda S. Forester

Frances Lynch (SEAL)
FRANCES LYNCH (SEAL)

STATE OF SOUTH CAROLINA
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)'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 19th day of October 1979

Linda S. Forester (SEAL)
Notary Public for South Carolina
My commission expires: 3/26/89

Jack H. Mitchell III
JACK H. MITCHELL, III

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY - WOMAN GRANTOR

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

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX 92.95

RECORDED this OCT 22 1979 at 11:44 A.M. M. No. 1335

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