

LAW OFFICES OF LATHAN SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA 53 PH '82  
COUNTY OF GREENVILLE LANNERSLEY  
R.M.C.

Grantees' Address:  
100 Grove Rd.  
Greenville, S.C.

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, Ellen Ludvigsen

in consideration of Forty Thousand and No/100-----(\$40,000.00)-----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 Stephen T. Schuett and Ronald L. Nix, their heirs and assigns forever;

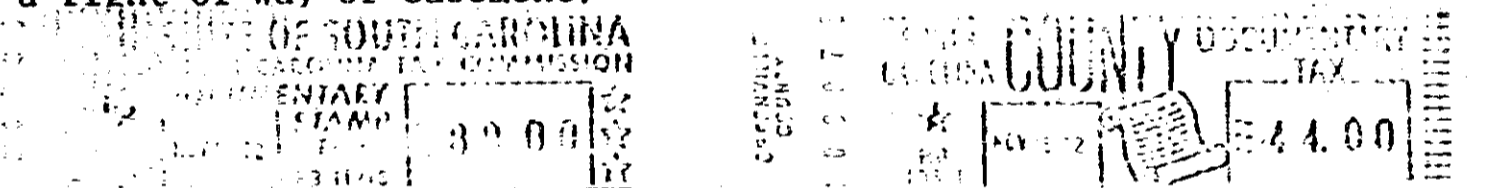
ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Grove Road and being known and designated as the northeastern half of Lot No. 13 of Block M on plat entitled "O. P. Mills Property" recorded in the REC Office for Greenville County in Plat Book C at Page 176, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Grove Road which iron pin is 180 feet from the intersection of Grove Road and Augusta Road and running thence with the western side of Grove Road, S.45-27 W. 50 feet to an iron pin; thence in a new line through Lot 13, N.48-22 W. 181 feet to an iron pin; thence N.45-27 E. 50 feet to an iron pin; thence S.48-22 E. 180.4 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property conveyed unto the Grantor by Bernford Ludvigsen by Deed dated January 8, 1981, and recorded January 14, 1981, in the RMC Office for Greenville County, South Carolina in Deed Book 1140 at Page 744.

The driveway which passes from this property to a lot fronting on Augusta Road was built in approximately 1977 and does not constitute a right of way or easement.



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 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 10th day of November, 1982.

SIGNED, sealed and delivered in the presence of:

Mary A. Dault  
Vesta L. Galtus  
Ellen Ludvigsen (SEAL)

ALABAMA } PROBATE  
STATE OF SOUTH CAROLINA }  
COUNTY OF Mobile }

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 10th day of November 19 82.  
Mary A. Dault (SEAL)  
Vesta L. Galtus  
Notary Public for Mobile County, Alabama  
My commission expires 6/30/82

STATE OF SOUTH CAROLINA }  
COUNTY OF }  
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) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of 19  
(SEAL)  
Notary Public for South Carolina.

My commission expires  
RECORDED NOV 15 1982 at 3:53 P. M., No 11311

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