

Book 41 State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

VOL 1206 PAGE 544

WHEREAS,

FILED
S.C.
R.M.C. FILEY

NOW THEREFORE, Know All Men By These Presents:

That Jack L. Frasher, Jr. hereafter referred to as Grantor, in consideration of the sum of Exchange of property and assumption of mortgage described below, paid to Grantor by Peter J. Elliman hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee his heirs and assigns

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Ridgeland Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 as shown on a plat entitled "Estate of W.C. Cleveland", prepared by Dalton & Neves, Engineers, dated December, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5Y at Page 32, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Ridgeland Avenue at the joint front corner of Lots Nos. 6 and 7 and running thence with the line of Lot No. 6 N. 35-16 E. 176.5 feet to an iron pin on the southern side of a twenty foot alley; thence with the southern side of said twenty foot alley S. 53-04 E. 85 feet to an iron pin at the joint corner of the premises herein conveyed and property now or formerly of Cleveland Park; thence with the line of said Cleveland Park property S. 40-44 W. 181.5 feet to an iron pin on the Northern side of Ridgeland Avenue; thence with the Northern side of Ridgeland Avenue N. 49-17 W. 68 feet to the point of beginning.

Together with all the right, title and interest, if any, of the Grantor in and to that portion of said twenty foot alley which is adjacent to the premises herein conveyed.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property

26(500) 67.3-1-6

Grantee herein assumes and agrees to pay that certain note and mortgage (continued on reverse side hereof)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 17th day of February, 1984.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

Jack L. Frasher, Jr. (Seal)

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

17th day of February 19 84

[Signature of Notary] (Seal)
Notary Public for South Carolina

My Commission expires 9/23/90

(Renunciation of Dower)
see reverse side

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