

State of South Carolina GREENVILLE CO. S. C. TITLE TO REAL ESTATE

GREENVILLE COUNTY APR 7 1 20 PM '76 Know All Men by These Presents:

That Ralph E. Thurmond, DONOR and JEANETTE C. Thurmond, hereafter referred to as Grantor, in consideration of the sum of Three Hundred Fifty (\$350.00) plus assumption of Mortgage DOLLARS, paid to Grantor by William P. Loninack, 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, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 160, Havelock Drive, Peppertree Subdivision, Section No. 3, as shown on a plat of Peppertree, recorded in Plat Book 4X at Page 4, as revised by plat recorded in Plat Book 51 at Page 51, and having according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of the cul-de-sac right-of-way of Havelock Drive, a joint corner of Lots Nos. 159 and No. 160; thence S. 54-55 E. 40 feet along said cul-de-sac right-of-way; thence S. 13-55 W. 125 feet to an iron pin; thence N. 63-17 W. 124.8 feet to an iron pin; thence N. 51-00 E. 140 feet to an iron pin, the point of beginning. - 276-T 27.1-1-208

The above property is subject to the Amended Declaration of Covenants, Conditions and Restrictions recorded in the Office of the R.M.C. for Greenville County in Deed Book 978 at Page 895, and to any other restrictions, easements and rights-of-way of record, including a five foot drainage and utility easement along side and rear lot lines.

This conveyance is made subject to the mortgage granted to Cameron-Brown Company recorded in Mortgage Book 1323 at Page 813, having an outstanding principal balance of \$32,500.32.

This is the same property conveyed to Grantor by deed recorded in Deed Book 1007 at Page 604.

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 6th day of April, 1976

Signed, Sealed and Delivered in the Presence of

Ralph E. Thurmond Jr. William B. Rind

Ralph E. Thurmond Sr. (Seal) Jeanette C. Thurmond (Seal)

Grantor [Stamp: SOUTH CAROLINA DEEDS & MORTGAGES]

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 6th day of April, 1976. [Signature: William B. Rind] (Seal) Notary Public for South Carolina

My Commission expires 5/1/77, 1977

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jeanette C. Thurmond wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 6th day of April, 1976. [Signature: William B. Rind] (Seal) Notary Public for South Carolina

Jeanette C. Thurmond

My Commission expires 5/1/77, 1977

Recorded this APR 7 1976 at 1:20 P. M., No. 25703

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