

State of South Carolina JUN 7 12 23 PM '76 TITLE TO REAL ESTATE

GREENVILLE COUNTY DONNIE S. TANKERSLEY Know All Men by These Presents:

That Charles A. Zaccari and Anne M. Zaccari, hereafter referred to as Grantor, in consideration of the sum of Sixty Eight Thousand Five Hundred & No/100 (\$68,500.00) DOLLARS, paid to Grantor by Allan H. Rudder and Carole L. Rudder, 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, their heirs and assigns, forever:

ALL that certain lot of land lying in the State of South Carolina, County of Greenville, on the southerly side of King George Road, known as Lot 54 on plat of Foxcroft, Section 1, as recorded in Plat Book 4F, pages 2, 3 & 4 and having the following courses and distances:

BEGINNING at an iron pin on the southerly side of King George Road, said iron pin being the joint front corner of Lots 53 and 54 and running thence with the common line of said lots, S. 3-49 E. 165 feet to an iron pin, the joint rear corner of Lots 53 and 54; thence S. 86-11 W. 130 feet to an iron pin, the joint corner of Lots 53 and 54; thence with common line of said lots N. 3-49 W. 165 feet to an iron pin on the southerly side of King George Road; thence with southerly side of King George Road N. 86-11 E. 130 feet to an iron pin; the point of beginning.

-200-540.7-1-54

The above conveyance is subject to all rights of way, easements and Protective Covenants affecting the property appearing upon the public records of Greenville County.

This is the same property conveyed to Grantor herein by deed recorded in Deed Book 945 at Page 461 in the RMC Office for Greenville County.



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 7th day of June 1976

Signed, Sealed and Delivered in the Presence of

Signature of Anne H. Carrington

Signatures of Charles A. Zaccari and Anne M. Zaccari with seals and the word 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 7th day of June 1976 by Anne H. Carrington, Notary Public for South Carolina. My Commission expires 5/14, 1982.

Signature of the witness.

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. Anne M. Zaccari, 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 7th day of June 1976 by Anne H. Carrington, Notary Public for South Carolina. My Commission expires 5/14, 1982.

Signature of Anne M. Zaccari.

Recorded this JUN 7 1976 at 12:23 P.M., No. 31772

540.7-1-54