

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE

JUN 15 10 54 AM '76

Know All Men by These Presents:

That William B. Duffie DONNIE S. TANKERSLEY hereafter referred to as Grantor, in consideration of the sum of Six Thousand Five Hundred Six and 84/100 (\$6,506.84) plus the assumption of the mortgage DOLLARS, paid to Grantor by Arturo R. Melosi and Holly M. Melosi 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville and State of South Carolina, on the southern side of Tindal Avenue, being shown and designated as Lot No. 28, Block B of property of Cagle Park, Co., as shown on a plat prepared by R. E. Dalton, Engineer, dated July 29, 1915 and recorded in the Office of the RMC for Greenville County in Plat Book C at Page 238, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Tindal Avenue at corner of Lot 27, and running thence with line of Lot 27, S. 0-53 E. 199.8 feet to a point on line of Lot 18, N 77-44 W. 62.6 feet to stake on line of Lot 16 at corner of Lot 29; thence along line of Lot 29 N. 0-53 W. 185.6 feet to a stake on Tindal Avenue; thence along line of Tindal Avenue N. 89-07 E. 61 feet to the Beginning corner.

This is the same property conveyed to Grantor by Deed recorded in the RMC Office for Greenville County in Deed Book \_\_\_\_\_, at Page \_\_\_\_\_.

This conveyance is made subject to the mortgage of Fidelity Federal Savings and Loan Association recorded in mortgage book 1286 at page 637, having an outstanding principal balance of \$13,443.16.

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Greenville County Stamps Paid \$ 7.20 Act No 3-3 Sec. 1

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 14th day of June 1976

Signed, Sealed and Delivered in the Presence of [Signatures]

[Signature] William B. Duffie (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 14th day of June 1976 [Signatures]

My Commission expires 9/30 1980

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. Karen G. Duffie, 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 14th day of June 1976 [Signatures]

My Commission expires 9/30 1980

Recorded this JUN 15 1976 at 10:54 A.M. No 32582

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