

TITLE TO REAL ESTATE - INDIVIDUAL FORM FILED Edillard & Mitchell, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.
JUL 1 2 19 PM '76
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Leona L. Garrett (now known as Leona Davis Bass)

in consideration of Twenty Three Thousand, Six Hundred Fifty and No/100 --- (\$23,650.00) 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

TALMADGE C. STROUD AND BRENDA C. STROUD, their heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southeastern side of Ridgecrest Drive, and the western side of Kent Lane, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 45 on a plat of VISTA HILLS made by Dalton & Neves, dated May 1946, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book P at page 149, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Ridgecrest Drive at the joint front corner of Lots Nos. 44 and 45, and running thence with the southeastern side of Ridgecrest Drive N. 50-45 E., 91.2 feet to an iron pin; thence with the curve of the intersection of Ridgecrest Drive with Kent Lane, a chord of which is S. 65-37 E., 57.8 feet to an iron pin on the western side of Kent Lane; thence with the western side of Kent Lane, S. 1-50 E., 178.7 feet to an iron pin; thence along the line of Lot No. 46, S. 50-45 W., 10.9 feet to an iron pin; thence along the line of Lot No. 44, N. 39-15 W., 190 feet to an iron pin on the southeastern side of Ridgecrest Drive; point of BEGINNING.

The above property is the same property conveyed to the grantor herein by deed of Samuel Lee Garrett recorded November 11, 1971, in Deed Book 929 at page 416 and by deed of Jack E. Shaw Builders, Inc. recorded April 12, 1966 in Deed Book 796 at page 96, and is hereby conveyed subject to rights of way, easements, conditions, roadways and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees herein agree and assume to pay City and County of Greenville property taxes for the tax year 1976 and subsequent years.

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Greenville County
Stamps
Paid \$ 26.40
Act No. 330 Sec. 1

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 assigns against the grantor(s) and the grantor'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 1st day of July 1976
Signed, sealed and delivered in the presence of:
Aileen R. Padman
Jack H. Mitchell
Leona L. Garrett
Leona Davis Bass
(now known as)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 1st day of July 1976
Aileen R. Padman (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of July 1976
Aileen R. Padman (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84

RECORDED this 1st day of JUL 1 1976 at 2:19 P. M. No. 00101

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