

TITLE TO REAL ESTATE Prepared by SALLY L. JAY, ATTORNEY AT LAW, 114 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That WE, H. G. MERRITT AND MARY B. MERRITT

in the State aforesaid,

in consideration of the sum of Twenty Thousand and no/100 (\$20,000.00)-----DOLLARS,

99191111

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) EUGENE DONALD BENGARD, HIS HEIRS AND ASSIGNS FOREVER

ALL that parcel or lot of land in Paris Mountain Township, Greenville County, South Carolina, on Abelia Road, designated as Lot No. 10, Section 2 of Garrison Circle, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book HH at Page 139, and having, according to said plat, the following metes, bounds, courses and distances:

BEGINNING at a point on Abelia Road, the joint front corner of Lots Nos. 9 and 10, as shown on plat hereinabove referred to and running S. 64-55 W. along Abelia Road for a distance of 120 feet; thence N. 25-05 W. for a distance of 100 feet to a stake on the line of property now, or formerly, of William Nickels; thence N. 64-55 E. for a distance of 120 feet; thence S. 25-05 E. for a distance of 100 feet to the point of beginning on Abelia Road.

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The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

This is the same property conveyed to H. G. Merritt and Mary B. Merritt by deed of Perry S. Luthi dated March 9, 1955 and recorded March 10, 1955 in Deed Book 520 at Page 183 in the R.M.C. Office for Greenville County, S. C.

GRANTEE'S MAILING ADDRESS IS Maruca Drive, Route 5, Greenville, South Carolina 29609.

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(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 12th day of November 19 76

Signed, Sealed and Delivered in the Presence of

H. G. Merritt (Seal)
Mary B. Merritt (Seal)

[Signature of Linda D. Sorrester]

State of South Carolina

COUNTY OF GREENVILLE

DOCUMENTARY STAMP 4000 NOV 15 76 SOUTH CAROLINA COUNTY DOCUMENTARY TAX 22.00

Personally appeared before me 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 12th day of November A. D. 19 76

[Signature of Linda D. Sorrester] (Seal)
Notary Public for South Carolina Commission Expires October 20, 1979

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 12th day of November A. D. 19 76

[Signature of Notary Public]

Mary B. Merritt

Cancelled documentary stamps attached \$ 0.00
Recorded this NOV 15 1976 1:54 P.M. 1046-128

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