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Greenville SC

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P.A. Attorneys at Law, Greenville, S.C. Vols. 1059 PAGE 525

State of South Carolina TITLE TO REAL ESTATE

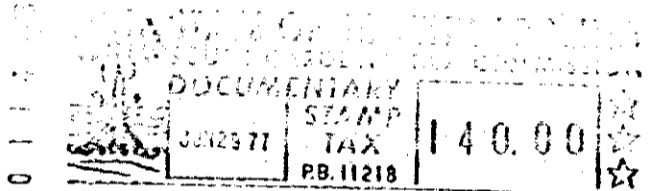
GREENVILLE COUNTY Know All Men by These Presents:

That Jean M. Chapot and Andree G. Chapot, hereafter referred to as Grantor, in consideration of the sum of Seventy Thousand and No/100 (\$70,000.00) DOLLARS, paid to Grantor by Charles D. Welch and Carol W. Welch, 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 piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 1 on Plat of Terra Pines Estates, Section 4, the same being recorded in the RMC Office for Greenville County, S. C., in Plat 000, at Page 85, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Grantors herein by John E. Magenbauer and Elizabeth S. Magenbauer, by deed dated May 1, 1974, and recorded on May 3, 1974 in the Office of the R.M.C. for Greenville County, S. C. in Deed Book 998 at Page 234.

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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 29th day of June, 1977.

Signed, Sealed and Delivered in the Presence of
John M. Magenbauer Jr.
Carol W. Welch

Jean M. Chapot (Seal)
Andree G. Chapot (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 29th day of June, 1977
John M. Magenbauer Jr. (Seal)
Notary Public for South Carolina
My Commission expires 1/24, 1980

Carol W. Welch

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. Andree G. Chapot, 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 29th day of June, 1977
John M. Magenbauer Jr. (Seal)
Notary Public for South Carolina
My Commission expires 1/24, 1980

Andree G. Chapot

Recorded this JUN 29 1977 day of at 2:50 P. M., No.

5250

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