

4 DeBraham Court
Greenville, S. C. 29605

TITLE TO REAL ESTATE - INDIVIDUAL FORM ~~DWIGHT & MITCHELL, P.A., Greenville, S. C.~~

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.

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AUG 31 10 38 AM '77

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that

E. DON ROTT and KAREN K. ROTT

in consideration of One Hundred Eighty-Five Thousand and No/100 (\$185,000.00) ----- 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 LORITA H. PERKINS, her heirs and assigns forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the western side of DeBraham Court, Greenville County, South Carolina, being known and designated as Lot No. 169 on a plat of CHANTICLEER, SECTION IV, PART ONE, made by Webb Surveying and Mapping Company, dated December 3, 1969, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-F at page 19, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of DeBraham Court at the joint front corner of Lots Nos. 169 and 168 and running thence with the common line of said lots, N. 45-18 W., 198.2 feet to an iron pin; thence N. 37-02 E., 120 feet to an iron pin; thence S. 61-32 E., 180 feet to an iron pin at the joint corner of Lots Nos. 149 and 150 and 170; thence with the common lines of Lots Nos. 169 and 170, S. 24-48 W., 139.1 feet to an iron pin on the western side of DeBraham Court; thence along the curve of the western side of DeBraham Court, the chords of which are: S. 59-42 W., 35 feet to an iron pin and S. 18-43 W., 5 feet to an iron pin.

The above property is the same conveyed to the grantors herein by deed of Chanticleer Real Estate Co. recorded January 24, 1973, in Deed Book 965 at page 526, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agrees and assumes to pay Greenville County property taxes for the tax year 1977 and subsequent years.

And, the grantors do hereby bind the grantors and the grantors heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantee's heirs or successors and assigns against the grantors and the grantors heirs or successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof. (OVER)

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 grantors do 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 22nd day of August 1977

Signed, sealed and delivered in the presence of:

Margaret S. Smith

E. Don Rott

(SEAL)

Opau Williams

Karen K. Rott

(SEAL)

TEXAS
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF ~~GREENVILLE~~

PROBATE

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 22nd day of August 1977

Margaret G. Hordy

(SEAL)

Margaret S. Smith

Notary Public for ~~South Carolina~~ Texas
My commission expires: Oct. 31, 1978

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) 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

22nd day of August 1977

Karen K. Rott

KAREN K. ROTT

Margaret G. Hordy (SEAL)
Notary Public for ~~South Carolina~~ Texas

My commission expires: Oct. 31, 1978

RECORDED this _____ day of _____ 19 _____ (CONTINUED ON NEXT PAGE) M. No. _____

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