

19 Cool Springs Drive, Greenville, South Carolina

Title To Real Estate Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that Serafino Lancianese and Anne M. Lancianese (same as Ann Lancianese)

in consideration of Sixteen Thousand, Two Hundred Eighty-eight and 29/100ths Dollars, (\$ 16,288.29) and assumption of mortgage as set forth below: the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Oran R. Bell and Arshaloos Bell, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, located on the southwest side of Cool Springs Drive and the southeast side of Wedgewood Drive, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot 36 on a plat of North Meadow Heights, recorded in Plat Book W, at Page 183, and being more particularly described as follows:

BEGINNING at a pin on the northwest side of Cool Springs Drive, at the southerly corner of the intersection of Cool Springs Drive and Wedgewood Drive, and running thence with the southwest side of Cool Springs Drive, S 25-28 E 121.5 feet to a pin at the corner of Lot 37; thence with the line of Lot 37, S 62-20 W. 178.4 feet to a pin; thence continuing S 62-20 W 16.6 feet to a point in the center of a creek; thence with said creek as the line, the traverse line having following courses, and distances: N 5-33 W 62 feet; N 24-08 E 75.4 feet; thence N 9-42 W 40.6 feet to a pin on the southeast side of Wedgewood Drive; thence along Wedgewood Drive from the center of said creek 28 feet to a pin at the terminus of the traverse line; thence continuing with Wedgewood Drive, N 49-51 E 27.6 feet thence N 53-57 E 39.5 feet; thence with the curve of the intersection of Wedgewood Drive and Cool Springs Drive, S 78-45 E 32.1 feet to a pin on Cool Springs Drive, point of beginning.

DERIVATION: This being the same property conveyed to the grantor herein by deed of Serafino Lancianese and Anne Lancianese recorded February 5, 1969 in the RMC Office for Greenville County, South Carolina, in Deed Book 861, at Page 436.

As a part of the consideration for this conveyance the Grantee assumes and agrees to pay the balance due on a mortgage given to C. Douglas Wilson Company in the original sum of \$12,500.00 dated December 17, 1963, as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 943. Page 549, and having a current balance of \$9,011.71

together with all and singular the rights, members, incidents 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 18th day of November 19 77

SIGNED, sealed and delivered in the presence of:

Timothy H. Farr
Timothy H. Farr

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★
PB 10611
18.15

Serafino Lancianese (SEAL.)
(Serafino Lancianese) (SEAL.)
Anne M. Lancianese (SEAL.)
(Anne M. Lancianese) (SEAL.)

STATE OF SOUTH CAROLINA }
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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)' act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of November 1977

Timothy H. Farr (SEAL.)
Notary Public for South Carolina 10-14-86
My commission expires:

Debbie K. Goddard
(Debbie K. Goddard)

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, 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 18th day of November 1977
Timothy H. Farr (SEAL.)
Notary Public for South Carolina 10-14-86
My commission expires:

Anne M. Lancianese
(Anne M. Lancianese)

RECORDED this NOV 18 1977 at 6:31 P.M., No. 15655

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