

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Maybelle Bogan

in consideration of Seven Thousand (\$7,000.00)-----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 Joseph Thomas Kerns and Genie B. Kerns, their heirs and assigns, forever: (9 N. Florida Avenue, Greenville, S. C. 29611)

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about two and one-half miles from Greenville Courthouse near the Easley Bridge Road, on the West side of Florida Avenue, known as Lot No. 13 of Block "C" on Plat of Block "C" and "D" of Highland Subdivision, made by Fitzpatrick-Terry Co., Engrs. and recorded in Plat Book "E" at Page 209. Said lot having a frontage of 80.98 feet on Florida Avenue with a depth along its northern side of 255.56 feet and along its southern side of 246.67 feet, and being 80 feet wide at the rear. Bounded on the south by Lot No. 11. This being the same property conveyed to grantor herein by deed of Fannie L. Bogan recorded August 9, 1956 in Deed Book 559 at Page 56.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described

LESS AND SAVING, HOWEVER, that portion of the above lot being a rear portion conveyed to Gussie Orr ledford by deed recorded in the RMC Office on October 22, 1973, in Deed Book 986 at Page 541. Reference to said deed is hereby craved for a more complete description.

MB

107-229-5-12

TOGETHER WITH ALL AND SINGULAR THE RIGHTS, MEMBERS, HEREDITARIES AND APPURTENANCES TO SAID PREMISES BELONGING OR IN ANY WISE INCIDENT OR APPROPRIATING TO HAVE AND TO HOLD ALL AND SINGULAR THE PREMISES BEFORE MENTIONED UNTO THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS FOREVER. And the grantor do hereby bind the grantors and the grantor's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs, successors and assigns against the grantor and the grantor'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 hand and seal this 8th day of May 1978
SIGNED, sealed and delivered in the presence of
Maybelle Bogan (SEAL)
Genie B. Kerns (SEAL)
Joseph T. Kerns (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
Personally appeared the undersigned witness and made oath that he saw the within named grantor(s) sign, seal and as the grantor's act and deed deliver the within deed and that he, with other witness subscribed above
I, Genie B. Kerns, do hereby certify that I saw the within named grantor(s) sign, seal and as the grantor's act and deed deliver the within deed and that he, with other witness subscribed above
Notary Public for South Carolina
My commission expires: 5-22-83

STATE OF SOUTH CAROLINA RINUNCIATION OF DOWER NOT NECESSARY
COUNTY OF GREENVILLE GRANTOR FEMALE
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 _____ day of _____ 19____
Notary Public for South Carolina
My commission expires: _____
RECORDED this _____ day of MAY 17 1978 11:17 A.M. No. 34257

15750

4328 (R.V.2)