

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.

GRANTEES: Roderick M. & Betty H. Thomas
233 Covington Road
Greenville, S. C. 296

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

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KNOW ALL MEN BY THESE PRESENTS, that Wm. F. Shivers, Sr.
R.M.C.

in consideration of -----Four Thousand Five Hundred Forty Five and 89/100 (\$4,545.89)----- Dollars
and assumption of mortgage set out 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 Roderick M. Thomas and Betty H. Thomas, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, together with buildings and improvements thereon or hereafter constructed thereon, situate, lying and being on the northern side of Covington Road in the County of Greenville, State of South Carolina, being known and designated as Lot No. 90 on a plat of Northwood Hills, Section III, made by Piedmont Engineering Service in November 1960, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY, Page 37, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the western side of Covington Road, joint corner of Lots Nos. 89 and 90 and running thence with the joint line of said Lots N. 0-18 E. 195.1 feet to a point; thence N. 84-41 E. 98 feet to a point; thence S. 2-30 W. 205 feet to a point on the western side of Covington Road; thence running with the western side of Covington Road S. 89-20 E. 130 feet to the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the grantor herein by deed of William F. Shivers, Jr. and Anna G. Shivers recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1073, Page 358, on February 8, 1978.

As a part of the consideration herein the Grantees specifically assume and agree to pay that certain mortgage in favor of Greer Federal Savings and Loan Association in the principal amount of \$38,000.00, dated March 3, 1978 and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1424, at Page 863, and having a present principal balance due thereon of \$37,954.11.

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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 grantor(s) do(es) 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 7th day of June 1978
SIGNED, sealed and delivered in the presence of W. F. Shivers, Sr. (SEAL)
W. F. Shivers, Sr.

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
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 7th day of June 19 78
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 4/7/79

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (twists) 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
7th day of June 1978
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 4/7/79
RECORDED this day of JUN 8 1978,
at 4:35 P.M.

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