

GREENVILLE CO. S. C. 309 ALBEMARLE ST., GREENVILLE, S. C.
TITLE TO REAL ESTATE - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1081 PAGE 297

KNOW ALL MEN BY THESE PRESENTS, that we, JOHN V. MANATIS AND REBECCA H. MANATIS,

in consideration of TWENTY-EIGHT THOUSAND SIX HUNDRED THIRTY-FIVE AND 02/100THS (\$28,635.02) Dollars, and assumption of that certain Note and Mortgage hereinafter set forth,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

JOHN E. AUSTIN, JR., AND CAROLE C. AUSTIN, THEIR HEIRS AND ASSIGNS, FOREVER:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 35 on a plat of Kingsgate subdivision as recorded in the R.M.C. Office for Greenville County in Plat Book WW, at Page 44, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 34 and 35 on the southwestern side of Aberdare Lane and running thence with the said Aberdare Lane N. 38-16 W. 130 ft. to a point at the intersection of Aberdare Lane and East Kenilworth Drive; thence N. 80-52 W. 38.5 ft. to a point; thence along the south side of East Kenilworth Drive S. 60-34 W. 132.5 ft. to a point; thence S. 38-16 E. 178.7 ft. to the joint rear corner of Lots 34 and 35; thence N. 51-44 E. 157 ft. to the point of beginning on Aberdare Lane.

This being the same property conveyed to the grantors by Raymond David Usilton, Jr., and Elizabeth M. Usilton by deed recorded in the Greenville County R.M.C. Office in Deed Book 998 at Page 311. — 271-5415-1-10

The property in this conveyance is subject to all easements, restrictions, rights of way, zoning ordinances and plats of record and/or the ground affecting said property, if any.

As part of the consideration heretofore, the grantees herein assume and agree to pay that certain Note and Mortgage given by Raymond David Usilton, Jr., and Elizabeth M. Usilton to Cameron Brown Company in the original amount of Forty-Three Thousand Six Hundred and No/100ths (\$43,600.00) Dollars as recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1239 at Page 371 on which there is a current balance due and owing of \$40,864.98.

RECEIVED
STAMP
FAX
PRINTER
58.00

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 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 14 day of June, 1978.

SIGNED, sealed and delivered in the presence of:

John V. Manatis (SEAL)
John V. Manatis
Rebecca H. Manatis (SEAL)
Rebecca H. Manatis
John G. Checco (SEAL)
Duke K. McCall (SEAL)
Duke K. McCall

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)'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 14 day of June, 1978.

Evelyn D. Watson (SEAL)
Evelyn D. Watson
Notary Public for South Carolina
My commission expires: 3/6/84

STATE OF SOUTH CAROLINA
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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

14 day of June, 1978
Evelyn D. Watson (SEAL)
Evelyn D. Watson
Notary Public for South Carolina
My commission expires: 3/6/84

Rebecca H. Manatis

RECORDED this day of JUN 15 1978
at 2:18 P.M.

RECORDED
3190

4328 RV-2