

FILED
4963 Crosscreek Lane, Mountainbrooke, Greenville, S. C. 29607

TITLE OF REAL ESTATE (Check and Print) Mountainbrooke, Greenville, S. C.

4963-1-54

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that Richard S. Bennett and Gwen W. Bennett

in consideration of Forty Seven Thousand Nine Hundred Fifty and no/100-----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

Guenter Emil Schmuck and Eva Maria Schmuck, their heirs and assigns, forever:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 54 on plat of Mountainbrooke, recorded in Plat Book 4F at page 47 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Timothy Dwight Younkin and Pinckney W. Younkin by deed recorded November 15, 1974 in Deed Book 1010 at page 390.

-200-3405-1-54-

the above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County including, but not limited to a 20 ft. drainage easement along the joint line of Lots 54 and 70.



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, 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 3rd day of August 1978.

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL) Richard S. Bennett (SEAL)
Dore K. Boerm (SEAL) Gwen W. Bennett (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of August 1978.

Dore K. Boerm (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 (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 3rd day of August 1978. Gwen W. Bennett
Dore K. Boerm (SEAL)
Notary Public for South Carolina
My commission expires: 4/7/79

RECORDED this day of AUG 3 1978 at 2:32 P.M. No. 3769

060

4329 RV.2