

103 Cardinal Drive
Taylors, S. C. 29687

TITLE TO REAL ESTATE - INDIVIDUAL FORM DeLard & Mitchell, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Evelyn Duncan, now known as Evelyn H. Steuerwald AND ASSUMPTION OF THE MORTGAGE INDEBTEDNESS AS SET FORTH BELOW in consideration of Nineteen Thousand Eight Hundred Twenty-two and 35/100 (\$19,822.35) 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 Jesse L. Kelly and Helen B. Kelly, their heirs and assigns forever

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northeast side of Cardinal Drive in Greenville County, South Carolina, being known and designated as a portion of lots nos. 55 and 56 as shown on a plat of Cardinal Park made by R. K. Campbell dated April 25, 1949, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book W at Page 27 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Cardinal Drive at a point 70.2 feet in a southerly direction from Tiffany Drive in the westernmost side boundary line of lot no. 55 and running thence through lots nos. 55 and 56 N. 68-02 E. 136.2 feet to an iron pin; thence along the joint line of lots nos. 56 and 57 S. 21-58 E. 70 feet to an iron pin; thence S. 68-02 W. 131.2 feet to an iron pin on the northeastern side of Cardinal Drive; thence along the northeastern side of Cardinal Drive N. 25-58 W. 70.2 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the grantors by deed of Robert M. Helms and Sue M. Helms recorded August 28, 1967 in Deed Book 827 at Page 143 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville County property taxes for the tax year 1978 and subsequent years.

As a part of the consideration of this deed the Grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to Aiken Loan and Security Company in the original sum of \$13,150.00 recorded in Mortgage Book 1038 at Page 595 which has a present balance due in the sum of \$9,127.65.

(continued on back)

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 14th day of August 19 78
Signed, sealed and delivered in the presence of
[Signature] (SEAL)
[Signature] (SEAL)
EVELYN DUNCAN, now known as Evelyn H. Steuerwald

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 14th day of August 1978

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY - WOMAN GRANTOR

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
day of 19

(SEAL)
Notary Public for South Carolina
My commission expires:

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RECORDED this day of 19 at M. No.

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