

W11055 1-1-78

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Route #5, Sunset St.  
Greenville, S.C. 29609

KNOW ALL MEN BY THESE PRESENTS, that EDWIN RAY GUNTER, JR. and BEVERLY H. GUNTER

in consideration of SEVEN THOUSAND, SEVEN HUNDRED SEVENTY SIX AND 80/100 Dollars  
(\$7,776.80) and assumption of mortgage indebtedness as set forth 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 ROLF R. SCHMITT, his heirs and assigns:

ALL that piecé, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northeastern side of Sunset Street, in Greenville County, South Carolina, being known and designated as Lot No. 23 on a plat entitled, Revision of Grand View Hills made by R. B. Bruce, dated March 26, 1969 recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book WW at page 52, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Sunset Street at the joint corner of Lots Nos. 22 and 23; and running thence along the northeastern side of said street, N. 40-12 W., 125 feet to an iron pin; thence along the curve of the intersection of Sunset Street and Knoll Circle, the chord of which is N. 4-50 E., 35.7 feet to an iron pin on the southeastern side of Knoll Circle; thence along the southeastern side of Knoll Circle, N. 49-51 E., 123 feet to an iron pin; thence S. 40-09 E., 150 feet to an iron pin; thence along the common line of Lots Nos. 22 and 23, S. 49-51 W., 149.9 feet to an iron pin on the northeastern side of Sunset Street the point of BEGINNING.

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The above property is the same conveyed to the grantors by deed of Johnny W. Gibson and Carol S. Gibson recorded September 30, 1975, in Deed Book 1025 at page 60 and is hereby conveyed subject to all rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agrees and assumes to pay Greenville County property taxes for the tax year 1978 and subsequent years.

As a part of the consideration of this deed the grantee agrees and assumes to pay in full the indebtedness due on a note and mortgage covering the above described property given to Cameron Brown Company in the original sum of \$31,900.00 dated September 30, 1975 recorded September 30, 1975 in Mortgage Book 1349 at page 979, which has a present balance due in the sum of \$31,223.20.

As a further part of the consideration of this deed the grantors do hereby assign, together with all and singular the rights, interests, benefits 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 24th day of August 19 78  
Signed, sealed and delivered in the presence of:  
JACK H. MITCHELL, III  
AILEEN D. PUTMAN  
Edwin Ray Gunter Jr. (SEAL)  
BEVERLY H. GUNTER (SEAL)

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 24th day of August 19 78

Aileen D. Putman (SEAL)  
Notary Public for South Carolina Aileen D. Putman  
My commission expires: 11-21-84  
Jack H. Mitchell, III (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
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 24th day of August 19 78  
Aileen D. Putman (SEAL)

Notary Public for South Carolina  
My commission expires: 11-21-84  
BEVERLY H. GUNTER

RECORDED this 49th day of August 19 78 at M. No.

(CONTINUED ON NEXT PAGE)

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