

19 Oak Park Drive; Mauldin, South Carolina ^{File # 29662}
TITLE TO REAL ESTATE - Prepared by Grover S. Parnell, Jr., Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } Vol 1086 Page 902

KNOW ALL MEN BY THESE PRESENTS, that WE, MARSHALL SMITH AND JOANNE R. SMITH,

in consideration of Twenty Thousand Two Hundred Thirty-Nine and 81/100 (\$20,239.81) Dollars, and assumption of that certain mortgage referred to hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **FRIEDRICH TROELTZSCH AND ALICE TROELTZSCH, Their Heirs and Assigns, Forever:**

All that certain piece, parcel or lot of land situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, and being known and designated as Lot 19 on a plat of Burdett Estates, recorded in the RMC Office for Greenville County in Plat Book 4-X at page 60 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Oak Park Court at the joint front corner of Lots 19 and 20 and running thence S. 64-00 W. 167.6 feet to an iron pin; thence S. 43-54 E. 105 feet to a point; thence S. 41-41 E. 65.2 feet to an iron pin at the joint rear corner of Lots 18 and 19; thence N. 27-50 E. 171 feet to an iron pin on Oak Park Court; thence with the curve of Oak Park Court, the chord of which is N. 44-25 W. 65 feet to the iron pin to the point of beginning.

This conveyance is made subject to any restrictions, easements or rights-of-way which are a matter of public record or which an inspection of the premises would or should reveal.

The above-described property is the same acquired by the Grantors by deed from A. Y. Rosamond dated January 15, 1974 and recorded on January 16, 1974 in Deed Book 992 at page 237 in the RMC Office for Greenville County, South Carolina.

As part of the consideration herein, the Grantees agree to assume that certain mortgage held by First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in REM Volume 1299 at page 758 and having a present outstanding balance of \$24,760.19.

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 28th day of August, 1978

SIGNED, sealed and delivered in the presence of:

Anita Johnson
Ruth Smith

Marshall Smith (SEAL)
Joanne R. Smith (SEAL)

STATE OF TEXAS }
 COUNTY OF HUNT }

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 28th day of August, 1978

Ruth Smith (SEAL)
 Notary Public for Texas

Anita Johnson

My commission expires 3-31-79

STATE OF TEXAS }
 COUNTY OF HUNT }

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 28th day of August, 1978

Ruth Smith (SEAL)
 Notary Public for Texas

Joanne R. Smith

My commission expires 3-31-79

RECORDED this _____

OFFICE OF SOUTH CAROLINA
 DOCUMENTARY
 STAMP TAX \$ 41.00

7561

at 10:34 A.M.

RECORDED SEP 7 1978

4328 RV.2