

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomas S. C. 10 E. Washington St., Greenville, S.C.

BOOK 1155 PAGE 975

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
SEP 30 11 35 AM '81
JOHN L. HANSEN
R.M.C.

Grantee(s) Mailing Address: 38 Simmons Avenue
Greenville, SC

KNOW ALL MEN BY THESE PRESENTS, that Homer B. Elsberry

in consideration of Fifteen thousand seven hundred forty-two and 42/100ths ----- Dollars, (15,743.42) plus the assumption 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 Saeed Derakhshani and Dorothy G. Derakhshani, their heirs and assigns forever

ALL THAT piece, parcel or lot of land situate, lying and being on the eastern side of Simmons Avenue in the County of Greenville, State of South Carolina, Being known and designated as a portion of Lot No. 3 on plat of Daisy T. Wilson recorded in Plat Book 0 at page 151 and being described more particularly, according to said plat, to wit:

15 (519) 257-7-2.26

BEGINNING at an iron pin on the eastern side of Simmons Avenue, which iron pin is 168.5 feet in a southerly direction from the southeastern corner of the intersection of Simmons Avenue and Sycamore Drive, and running thence S62-11 E 180 feet to a stake; thence S 21-30 W 54 feet to a stake; thence N 62-11 W 180 feet to a stake on the eastern side of Simmons Avenue; thence along Simmons Avenue N 21-30 E 54 feet to the point of beginning.

DERIVATION: Deed of W.L. Hammond recorded January 19, 1950 in Deed Book 400 at page 344.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises and in particular those restrictions recited in Deed Book 400 at page 344.

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, 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 28th day of September 19 81

SIGNED, sealed and delivered in the presence of:

S. Gray Wald
Betty C. Purniss

Homer B. Elsberry (SEAL)
Homer

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX \$ 32.00
SEP 30 11 35 AM '81
PB 1218

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of September 1981

S. Gray Wald (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

Betty C. Purniss

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, 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 28th day of September 19 81

S. Gray Wald (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

Frances B. Elsberry

RECORDED this _____ day of _____ 19____, a

(CONTINUED ON NEXT PAGE)

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$ 17.60
SEP 30 11 35 AM '81
PB 1218

0975

4328 RV-2