

147 West Seven Oaks Drive
Greenville, S. C.

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Mitchell & Ariail, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 23 AM '81
MILERSLEY

1158 246

KNOW ALL MEN BY THESE PRESENTS, that James E. Lipscomb, Jr. and Anne M. Lipscomb

in consideration of One Hundred Seventy-five Thousand and no/100 (\$175,000.00)----- 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 Charles D. Yoder and Lynn J. Yoder, 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 northern side of West Seven Oaks Drive in Gantt Township, Greenville County, South Carolina being known and designated as Lot No. 41 as shown on a plat entitled CHANTICLEER, SECTION I, made by R. K. Campbell dated September 29, 1962, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book YY at Page 97, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Seven Oaks Drive at the joint front corner of lots nos. 41 and 40 and running thence along the common line of said lots, N. 17-35 E. 143 feet to an iron pin; thence N. 43-39 W. 146.6 feet to an iron pin at the joint rear corner of lots nos. 41 and 42; thence along the common line of said lots, S. 16-17 W. 191 feet to an iron pin on the northern side of West Seven Oaks Drive; thence with the northern side of West Seven Oaks Drive, S. 68-31 E. 60 feet to an iron pin and S. 63-52 E. 65 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the grantors by deed of J. Alvin Gilreath recorded December 27, 1967 in Deed Book 835 at Page 341 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 1981 and subsequent years.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
NOV 13 81
350.00
RB 11218

GREENVILLE COUNTY
194630

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
NOV 13 81
192.50
RB 10911

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 10th day of November 19 81

Signed, sealed and delivered in the presence of:
Jack A. Mitchell (SEAL)
James E. Lipscomb, Jr. (SEAL)
Anne M. Lipscomb (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 10th day of November 19 81
Jack A. Mitchell (SEAL)
Notary Public for South Carolina
My commission expires: 11/8/82
Paul B...

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 claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 10th day of November 19 81
Jack A. Mitchell (SEAL)
Notary Public for South Carolina
My commission expires: 11/8/82
Anne M. Lipscomb
ANNE M. LIPSCOMB

RECORDED NOV 13 1981 9:23 A. M. No. 11877

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