

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Gail C. Gaines, hereafter referred to as Grantor, in consideration of the sum of Twenty-eight Thousand Three Hundred Ninety-six & 45/100 (\$28,396.45) DOLLARS paid to Grantor by Yuruzu and Kazuko Yasaki, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said GranteeS, their heirs and assigns forever:

ALL that lot of land with the building and improvements thereon situate on the Northwest side of Kenilworth Court near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 37 on Plat of Section 2 of Wellington Green, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book YY, Page 117, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Kenilworth Court at the joint front corner of Lots 36 and 37 and runs thence along the line of Lot 36, N. 23-36 W. 180 feet to an iron pin; thence along the line of Lot 38, S. 53-06 W. 176.7 feet to an iron pin on the Northeast side of Imperial Drive; thence along Imperial Drive, S. 44-22 E. 123.2 feet to an iron pin; thence with the curve of Imperial Drive and Kenilworth Court (the chord being S. 79-0 E. 41.1 feet) to an iron pin on Kenilworth Court; thence along Kenilworth Court, N. 66-24 E. 95 feet to the beginning corner.

12 (271) 541.4 -1-21

This property is conveyed subject to all restrictions, easements and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to the Grantor and Donald Chevis Gaines by L. P. Couston and Magdeleine Couston, by James M. Shoemaker, Attorney in Fact, by deed dated September 29, 1977 and recorded September 30, 1977 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1065 at Page 882, and subsequently one-half interest in said property was conveyed to the Grantor by Donald Chevis Gaines by deed dated February 22, 1982 and recorded on February 25, 1982 in Deed Book 1162 at Page 934.

As part of the consideration for this conveyance, Grantees agree to assume the Mortgage from Grantor and Donald C. Gaines to Collateral Investment Company, recorded in Book 1411, Page 496, at the R.M.C. Office for Greenville County, in the principal amount of Forty-six Thousand Six Hundred and Three and 55/100 (\$46,603.55) Dollars, and under a Mortgage Note executed by Grantor and Donald C. Gaines in favor of Collateral Investment Company dated September 29, 1977.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 1st day of April, 1983.

Gail C. Gaines (Seal)

Grantor

Signed, Sealed and Delivered in the Presence of

Brall W Wyche _____ (Seal)
Charles Ray Farrow _____ (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

1st day of April, 1983
Brall W Wyche (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1987.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____, 19____

Notary Public for South Carolina
My Commission expires January 1, 197____
Recorded this _____ day of _____, 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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