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VCL 918 PAGE 69

TITLE TO REAL ESTATE—Office of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C. R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, L. C. Kapuscinski and Mary Lou Kapuscinski

in consideration of Seventeen Thousand, Three Hundred Fifty-Four and 04/100 (\$17,354.04)--- Dollars, and assumption of mortgage set out 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 Donald A. Miller and Julia K. Miller, their heirs and assigns forever:

All that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, east of the City of Greenville, being known and designated as Lot 45 on plat of Terra Pines, Section 4, recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 85 and having the following metes and bounds, to-wit:

BEGINNING at a point on the northeast side of Doyle Drive at the joint corner of Lots 31 and 45; thence with the northeast side of Doyle Drive, N. 69-45 W. 32.4 feet; thence continuing N. 53-53 W. 62.8 feet; thence continuing N. 21-69 W. 62.8 feet; thence N. 6-17 W. 123.7 feet; thence continuing N. 5-14 E. 75.3 feet; thence continuing N. 28-15 E. 75.3 feet; thence continuing N. 39-45 E. 14.3 feet to the joint front corners of Lots 44 and 45; thence S. 50-15 E. 210 feet to the joint rear corner of Lots 44 and 45; thence S. 20-15 W. 266.8 feet to the beginning corner; being the same conveyed to us by H. J. Martin and Joe O. Charming by deed dated August 30, 1968, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 851 at Page 336.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

As a part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on that certain note and mortgage, in the original sum of \$26,900.00 executed by H. J. Martin and Joe O. Charming to Fidelity Federal Savings and Loan Association of Greenville, S. C. and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1091 at Page 503, the balance due thereon being the sum of \$25,645.96 as of this date.



1925

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 15th day of June 1971

SIGNED, sealed and delivered in the presence of:

Patricia H. Grayson
Carolyn G. Abbott

L. C. Kapuscinski (SEAL)
Mary Lou Kapuscinski (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 15th day of June 1971
Patricia H. Grayson (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11/19/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 15th day of June 1971
Mary Lou Kapuscinski
Notary Public for South Carolina.
My Commission Expires: 11/19/79
RECORDED this 15th day of 11/19/79 1971 at 4:38 P. M., No. #30437