

JUL 30 3 48 AM '71

VOL 921 PAGE 479

TITLE TO REAL ESTATE—Love, Thornton Arrald & Theodor Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that PATRICK E. MORAN AND MARY H. MORAN

in consideration of Forty nine Thousand and No/100 -----(\$49,000.00) 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 FRANCISCO ROS & PILAR P. ROS, their heirs and assigns forever:

All that lot of land in the County of Greenville, State of South Carolina, on the southeastern side of Port Royal Drive, being shown as lot no. 54 on a plat of Section 2, Pelham Estates dated May 12, 1967, prepared by Piedmont Engineers & Architects and recorded in Plat Book PPP at page 119 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Port Royal Drive at the joint front corner of Lots 53 and 54 and running thence with Lot 53 S 70-37 E 250.5 feet to an iron pin at the joint rear corner of lots 53 and 54; thence N 21-37 E 130 feet to an iron pin at the joint rear corner of Lots 54 & 55; thence with Lot 55 N 70-37 W 250.5 feet to an iron pin on Port Royal Drive; thence with said Drive S 21-37 W 130 feet to the point of beginning.

This is the same property conveyed to Grantors by deed recorded in Deed Book 842 at page 539 in the RMC Office for Greenville County.

This lot is conveyed subject to a 10-foot utility easement as shown on said plat and is subject to building restrictions recorded in Deed Book 827 at page 215 and to all other easements, covenants, and rights of way of record which affect said property.



53.90

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 29th day of July 1971.

SIGNED, sealed and delivered in the presence of:

Theron J. Corbin
Deborah A. Garrison

Patrick E. Moran (SEAL)
Mary H. Moran (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29 day of July 1971.

Theron J. Corbin (SEAL)
Notary Public for South Carolina
My commission expires: 8-4-79

Deborah A. Garrison

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

29 day of July 1971.
Theron J. Corbin (SEAL)
Notary Public for South Carolina.
My commission expires: 8-4-79

Mary H. Moran

200 - 543.7-1 - 54