

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE

Know All Men by These Presents:

That Thomas R. Brennan and Maureen B. Brennan, hereafter referred to as Grantor, in consideration of the sum of Thirty-Six Thousand and No/100 (\$36,000.00) DOLLARS, paid to Grantor by Benjamin R. Stephens and Dianne M. Stephens, 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 Grantee their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Ellesmere Drive; near the City of Greenville, S. C., and being designated as Lot No. 248 on plat entitled "Del Norte Estates, Section II" as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4N, pages 12 and 13 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Ellesmere Drive, joint front corner of Lots 247 and 248 and running thence along the common line of said lots N. 46-30 W. 127 feet to an iron pin in the rear line of Lot 241; thence along the rear line of Lots 241 and 240 S. 43-30 W. 100 feet to an iron pin, joint rear corner of Lots 248 and 249; thence along the common line of said lots S. 46-30 E. 127 feet to an iron pin on Ellesmere Drive; thence along said Drive N. 43-30 E. 100 feet to an iron pin, the point of beginning. - 200 - 538.10 - 1 - 248

FOR deed into grantor, see Deed Book 930, page 484.

THIS CONVEYANCE is made subject to restrictions appearing in Deed Book 921 at Page 442, Deed Book 858 at Page 451 and Deed Book 867 at Page 575, set-back lines, roadways, easements and rights-of-way, if any affecting the above described property.



7202 Greenville County Stamps Paid \$ 3960 Act No. 330 Sec. 1.

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 15th day of August, 1973.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: James P. [unclear] and Sara A. Barfield.

Handwritten signatures of Grantors: Thomas R. Brennan and Maureen B. Brennan, each with a seal.

Grantor

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

15 day of August, 1973. Sara A. Barfield, Notary Public for South Carolina.

My Commission expires 10-19-80.

Handwritten signature of witness James P. [unclear].

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. Maureen B. Brennan, 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

15 day of August, 1973. Sara A. Barfield, Notary Public for South Carolina.

My Commission expires 10-19-80.

Handwritten signature of Maureen B. Brennan.

Recorded this 20th day of August, 1973, at 4:16 P.M., No. 5197

538.10