

Aug 9 10 22 AM '74

TITLE TO REAL ESTATE - INDIVIDUAL PROPERTY - John M. Dillard, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that MARTIN R. KIMMONS and SHEILA ANN KIMMONS (same person as Shelia Ann Kimmons) in consideration of Twenty Thousand and no/100ths (\$20,000.00) Dollars

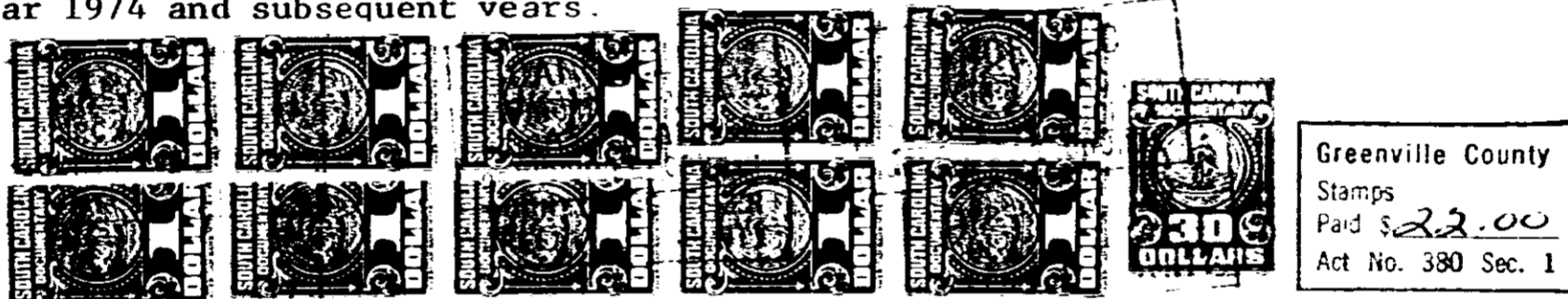
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto RUSSELL J. WATROUS, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the northerly side of Rockvale Drive, in Gantt Township, Greenville County, South Carolina, being shown and designated as Lots Nos. 206, 207 and a two and one-half foot portion of Lot No. 208 on a plat of ROCKVALE, SECTION 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 109 and being shown on a plat of the property of MARTIN R. KIMMONS and SHELIA ANN KIMMONS, made by H. E. Clarkson, Jr., Surveyor, dated June 10th, 1971, on a plat recorded in the RMC Office for said County and State in Plat Book 4-K, page 67, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed the grantors by deed of Lindsey Builders, Inc., recorded in Deed Book 918, page 43, and is hereby conveyed subject to rights of way, easements, setback lines, public roads, restrictive covenants and conditions of public record and actually existing on the ground affecting said property.

The above property is hereby specifically conveyed subject to a portion of a 34 foot Duke Power Company right of way crossing through the easternmost side boundary line thereof and to a 25 foot sewer easement owned by Gantt Sewer, Police and Fire District.

The grantees agree to pay Greenville County property taxes for the tax year 1974 and subsequent years.



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 7 day of August 19 74 Signed, sealed and delivered in the presence of: Constance B. McBride, John M. Dillard, Martin R. Kimmons, Sheila Ann Kimmons

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE PROBATE Sheilia Ann Kimmons

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 7 day of August 19 74 Constance B. McBride (SEAL) John M. Dillard

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

GIVEN under my hand and seal this day of 7 August 19 74 Constance B. McBride (SEAL) Sheilia Ann Kimmons

RECORDED this 9 day of AUG 9 1974 at M. No. 4002

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