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TITLE TO REAL ESTATE - INDIVIDUAL FORM

John M. Dillard, P.A. Greenville, S. C.
GORNIE S. TANKERSTON
R.M.C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that THOMAS H. ROBERTS and EMILY H. ROBERTS

in consideration of Forty-one Thousand Five Hundred and no/100ths (\$41,500.00)----- 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 RICHARD L. FRANS and MARSHA P. FRANS, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southern side of Beaufort Street No. 2, in Greenville County, South Carolina, being shown and designated as Lot No. 126 on a plat of HERITAGE HILLS, made by Piedmont Engineering and Architects, dated May 26th, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at page 186 and in Plat Book YY, page 187, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Beaufort Street No. 2 at the joint front corner of Lots Nos. 125 and 126, and running thence with the common line of said lots, S. 19-53 E., 165 feet to an iron pin; thence N. 70-07 E., 105.0 feet to an iron pin at the joint rear corner of Lots Nos. 126 and 127; thence with the common line of said lots, N. 19-53 W., 165 feet to an iron pin on the southern side of Beaufort Street No. 2; thence abng the southern side of said road, S. 7-07 W., 105.0 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the Grantors by Deed of Jim F. Hicks and Dora W. Hicks recorded in Deed Book 870, page 35 and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1975 and subsequent years.



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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 2nd day of June 1975. Signed, and delivered in the presence of: Aileen D. Putman (SEAL) Thomas H. Roberts (SEAL) J. M. Dillard (SEAL) Emily H. Roberts (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 2nd day of June 1975.

Aileen D. Putman (SEAL) Notary Public for South Carolina My commission expires: 11-21-84

John M. Dillard

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 2nd day of June 1975. Aileen D. Putman (SEAL) Notary Public for South Carolina My commission expires: 11-21-84

Emily H. Roberts

RECORDED this 3rd day of June 1975 at 11:00 A.M. No. 28387

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