

TITLE TO REAL ESTATE—Law, Thornton, Arnold & Thomas, 410 E. W. 2nd St., Greenville, S.C.

1975-856

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S.C.
APR 15 2 50 PM '76
DORRIS S. TAYLOR
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that John M. Cummings and Nery N. Cummings

in consideration of Three Thousand and No/100 ----- Dollars,
and assumption of mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto Gordon E. Mann

ALL that lot of land situate on the western side of Riverwood Court, County of Greenville, State of South Carolina, being shown as Lot No. 137, on a plat of Berea Forest Section 2, Sheet 1, prepared by Piedmont Engineers and Architects, dated April 14, 1972, recorded in Plat Book 4N at Page 76 in the RMC Office for Greenville County, and having according to said plat the following metes & bounds, to wit:

BEGINNING at an iron pin on the western side of Riverwood Court at the joint front corner of Lot 136 and Lot 137, and running thence with Lot 136 S.78-14 W. 138.5 feet to an iron pin at the joint rear corner of Lots 130, 131, 136, & 137; thence with Lots 130 and 129 N. 12-27 W. 150 feet to an iron pin at the joint rear corner of Lot 137 and Lot 138; thence with Lot 138 S.73-11 E. 191.6 feet to an iron pin on the western side of Riverwood Court; thence with said Court S. 26-22 W. 20 feet to an iron pin; thence with said Court S.8-02 W. 45 feet to the point of beginning. — 308 - B 3 - 1 - 231

This is the same property conveyed to the grantor by Deed recorded in Deed Book 996 at Page 479 in the RMC Office for Greenville County, S. C.

As a part of the consideration, the grantee assumes and agrees to pay the balance due on a mortgage to the Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1306 at Page 92 in the RMC Office for Greenville County, the present balance being \$2,699.53. Grantee is to pay 1976 county property taxes.

The above-described property is conveyed subject to all restrictions, easements, rights-of-way and zoning ordinances, existing or of record which affect the title to the above-described property. The grantors also transfer & convey to grantee all sums presently in escrow account for the aforementioned mortgage loan. 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 15th day of April 19 76.

SIGNED, sealed and delivered in the presence of:

Samuel P. Brantley
Donald R. McAlister
as to John M. Cummings
William J. Jullusky
as to Nery N. Cummings

John M. Cummings (SEAL)
Nery N. Cummings



STATE OF ~~SOUTH CAROLINA~~ FLORIDA
COUNTY OF ~~GREENVILLE~~ DADE

PROBATE

NERV CUMINGS DADE 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 15th day of April 19 76.

William J. Jullusky (SEAL)
Notary Public for ~~South Carolina~~ Florida
ROYAL PUBLIC STATE OF FLORIDA AT LARGE
My commission expires: ~~Feb 20 1980~~ FEB 20 1980

William J. Jullusky
William J. Jullusky

FLORIDA BONDED THRU GENERAL INS. SEPARATELY
STATE OF ~~SOUTH CAROLINA~~ FLORIDA
COUNTY OF ~~GREENVILLE~~ DADE

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 15th day of April 19 76.

William J. Jullusky (SEAL)
Notary Public for ~~South Carolina~~ Florida
ROYAL PUBLIC STATE OF FLORIDA AT LARGE
My commission expires: ~~Feb 20 1980~~ FEB 20 1980

Nery N. Cummings
Nery N. Cummings

RECORDED this _____ day of _____ 19____ at _____ (CONTINUED ON NEXT PAGE)

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