

414 Roberta Drive
Greenville, SC 29607

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Dillard & Mitchell, P.A., Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } GREENVILLE CO. S. C.

KNOW ALL MEN BY THESE PRESENTS, that JAMES C. STEPHENSON and SUSAN M. STEPHENSON

in consideration of One (\$1.00) Dollar and assumption of mortgage indebtedness as set forth below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CLARENCE J. STEPHENSON and MARION R. STEPHENSON, 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 Roberta Drive, in Greenville County, South Carolina, being known and designated as Lot No. 51 as shown on a plat entitled PLAT NO. 3 OF CHEROKEE FOREST, made by J. Mac Richardson, dated January, 1958, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ at pages 36 and 37, reference to which is hereby made for a more complete description thereof.

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As a part of the consideration for this deed, the Grantees agree and assume to pay the balance due on a note and mortgage covering the above described property given to First Federal Savings & Loan Association, dated September 21, 1973, recorded in Mortgage Book 1291 at page 501 and having a present balance in the sum of \$27,100.00. - 276 - P16.2 - 1 - 166

The above described property is the same property conveyed to the Grantors by deed of Clarence J. Stephenson and Marion R. Stephenson, recorded April 6, 1976 in Deed Book 1034, page 232, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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The Grantees agree and assume to pay Greenville County property taxes for the tax year 1976 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 29th day of October 1976
Signed, sealed and delivered in the presence of:
Constance A. McBride (SEAL)
JAMES C. STEPHENSON (SEAL)
J. H. Mitchell III (SEAL)
SUSAN M. STEPHENSON (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 29th day of October 1976
Constance A. McBride (SEAL)
J. H. Mitchell III (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

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 29th day of October 1976
J. H. Mitchell III (SEAL)
SUSAN M. STEPHENSON
Notary Public for South Carolina
My commission expires: 11/8/82
RECORDED this 1st day of NOV 1 1976 at 9:56 A. M. No. 11932

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