

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

4 Elmwood Drive
Taylors, S.C. 29687

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

DEC 6 3 07 PM '76

KNOW ALL MEN BY THESE PRESENTS, that I, Michael R. Jerina
DONNIE S. TANKERSLEY
R.H.C.

in consideration of ONE AND NO/100, love & affection and assumption of mortgage Dollars
indebtedness 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 DIANE L. JERINA, her heirs and assigns forever:

All my undivided one-half interest in and to the following described real estate: ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northeastern side of Elmwood Drive, in Greenville County, South Carolina, being known and designated as Lot No. 38 on a plat of Edwards Forest, Section 4, made by C. O. Riddle, dated December 1965 recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book JJJ, page 82, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Elmwood Drive the joint front corner of Lots Nos. 38 and 39, and running thence with the common line of said lots, N. 18-46 E., 150 feet to an iron pin; thence S. 59-52 E., 139.3 feet to an iron pin; thence S. 57-38 W., 150 feet to an iron pin on the northeastern side of Elmwood Drive; thence along the northeastern side of Elmwood Drive, N. 58-46 W., 90 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the grantor herein by deed of Arnold D. and Bonnie R. Arrowood, recorded September 21, 1976 in Deed Book 1043 at page 211, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. -276-729.2-1-175

The grantee herein agrees and assumes to pay Greenville County property taxes for the tax year 1977 and subsequent years.

As a part of the consideration for this deed, the grantee herein agrees and assumes to pay that certain note and mortgage given to Fidelity Federal Savings and Loan Association in the original sum of \$37,500.00 recorded in Mortgage Book 1378, page 206 on September 21, 1976, and having a present balance due and owing in the sum of \$37,500.00.

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 3rd day of December 19 76

Signed, sealed and delivered in the presence of:

Jack H. Mitchell (SEAL)
Constance G. McBrude (SEAL)

Michael R. Jerina (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

PROBATE

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 3rd day of December 19 76

Constance G. McBrude (SEAL)
Notary Public for South Carolina
My commission expires:

Jack H. Mitchell (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby GRANT to 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 19

(SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this day of DEC 6 1976 at 3:07 P. M., No. 15268

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