

401 Bridgewater Drive, Greenville, S.C.

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

1064 78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOWN ALL MEN BY THESE PRESENTS, that JOHN A. MITCHELL AND ANNETTE D. MITCHELL

in consideration of FIFTY-THREE THOUSAND FIVE HUNDRED AND NO/100THS----- Dollars,
(\$53,500.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MARGARET L. STEURER, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land together with all the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot #312 of a Subdivision known as Botany Wood, Section VII, according to a plat thereof prepared by Piedmont Engineering Service, dated June 1962, and recorded in the R.M.C. Office for Greenville County, in Plat Book YY at Pages 76 and 77, and said lot being more particularly shown and delineated on a plat prepared for Luther H. Galloway by Carolina Engineers and Surveyors Company, dated November 17, 1965, and showing said lot to be bounded and measuring as follows, to-wit:

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BEGINNING at an iron pin on the northerly side of Bridgewater Drive at joint front corner of Lots 312 and 313 and running thence along joint line of said lots, N 17-21 W, 180 feet to an iron pin in the Duke Power Company right-of-way; running thence along edge of Duke Power Company right-of-way, S 72-39 W, 160.1 feet to an iron pin on eastern side of McKinney Lane; running thence with eastern side of McKinney Lane, S 30-50 E 107.9 feet to an iron pin; thence still with eastern side of McKinney Lane S 17-21 E, 50 feet to an iron pin on intersection of said McKinney Lane and Bridgewater Drive; thence with the curvatures of said intersection, the chord of which is S 62-21 E, 35.2 feet to an iron pin on the northerly side of Bridgewater Drive; thence with the northern side of said Bridgewater Drive, N 72-39 E, 110 feet to point of beginning.

This is the same property conveyed to the Grantors herein by deed of Frank A. Fyans and Renee C. Fyans dated March 1, 1974 and recorded in the R.M.C. Office for Greenville County in Deed Book 994 at Page 595 on March 4, 1974.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record on the recorded plat (s) or on the premises.

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 grantees(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 1st day of September 19 77.

SIGNED, sealed and delivered in the presence of:

Judith M. Dean

Annette D. Mitchell (SEAL)
John A. Mitchell (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of September 19 77.

Judith M. Dean (SEAL)
Notary Public for South Carolina
My commission expires: 5-14-85

Judith M. Dean

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, 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 1st day of September 19 77.

Judith M. Dean (SEAL)
Notary Public for South Carolina
My commission expires: 5-14-85

John A. Mitchell

RECORDED this 2nd day of Sept. 19 77, at _____ M., No. 7277

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