

TITLE TO REAL ESTATE-Griffin & Howard, 111 Pettigru Street, Greenville, S.C.
236 Brookdale Avenue, Greenville, S. C. 29607
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1071-455

KNOW ALL MEN BY THESE PRESENTS, that THOMAS F. ROSS AND AUDREY A. ROSS

in consideration of Twenty-Five Thousand Nine Hundred Fifty and No/100-----(\$25,950.00)----- 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 SYLVIA W. CULBRETH, her heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 12 on Plat of Knob Hill, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "DD", page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Brookdale Avenue at a point 314 feet Southwest of the westerly corner of the intersection of Brookdale Avenue and Maydale Street, said pin being the joint front corner of Lots 12 and 13, and running thence along the northwesterly side of Brookdale Avenue S. 32-40 W. 70 feet to an iron pin, joint front corner Lots 11 and 12; thence along the joint line of said lots N. 57-20 W. 150 feet to an iron pin, joint rear corner of said lots; thence N. 32-40 E. 70 feet to an iron pin, joint rear corner Lots 12 and 13; thence along the joint line of said lots S. 57-20 E. 150 feet to the point of beginning.

-513-2661-7.11

This conveyance is made subject to any and all existing restrictions, rights-of-way, easements or other matters of public record, if any, which affect the subject property.

This being the same property conveyed to the Grantors herein by deed from Carnis Fred Wolfe, dated January 2, 1958, recorded January 7, 1958, in the RMC Office for Greenville County, S. C., in Deed Book 590 at page 341.

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 grantees(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 6th day of January 19 78

SIGNED, sealed and delivered in the presence of:

Charles E Howard
W. William Jr.

Thomas F. Ross (SEAL)
Audrey A. Ross (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 6th day of January 19 78

Charles E Howard (SEAL)
Notary Public for South Carolina
My commission expires: 4-15-81.

W. William Jr.

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 6th day of January 19 78.
Charles E Howard (SEAL)
Notary Public for South Carolina
My commission expires: 4-15-81.

Audrey A. Ross

RECORDED this _____ day of JAN 6 1978 at 3:39 P.M., No. 20795

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