

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

GRANTEE: REALISTIC BUILDERS, INC.
301 Mills Avenue
Greenville, S. C. 29605

STATE OF SOUTH CAROLINA

APR 19 2 18 PM '78

COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY
R.M.C.

Vol 1077 Page 303

KNOW ALL MEN BY THESE PRESENTS, that I, Margaret E. Griffin

Three Hundred and No/100 (\$300.00)----- Dollars
in consideration of and assumption of mortgage set out 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 Realistic Builders, Inc., its successors and assigns, forever;

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lots 26 and 27, on plat of Shady Acres, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 000, at Page 76, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the westerly side of Oakhill Drive, joint front corner of Lots 25 and 26, and running thence N. 87-04 W. 100 feet to an iron pin; thence N. 2-56 E. 170 feet to an iron pin, joint rear corner Lots 27 and 28; thence S. 87-04 E. 100 feet to an iron pin on Oakhill Drive; thence along Oakhill Drive, S. 2-56 W. 170 feet to an iron pin, the point of beginning.

- 90 - 616.4 - 1 - 43,49

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the grantor herein by deed of Patricia Roberts Harris, Secretary of Housing and Urban Development, of Washington, D. C., recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1057, Page 299, on May 25, 1977.

As a part of the consideration herein, the grantee specifically assumes and agrees to pay that certain mortgage in favor of Aiken-Speir, Inc. in the principal amount of \$15,300.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1398, at Page 863, and having a present principal balance due thereon of \$15,193.85,

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 18th day of April 19 78
Margaret E. Griffin (SEAL)
MARGARET E. GRIFFIN

SIGNED, sealed and delivered in the presence of
Crawford P. Mitchell III (SEAL)
Francis R. Leitke (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 18th day of April 19 78
Francis R. Leitke (SEAL)
Crawford P. Mitchell III (SEAL)
Notary Public for South Carolina
My commission expires: 4/11/79 11/23/80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER unnecessary - Grantor a Female
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
day of 19
(SEAL)

Notary Public for South Carolina
My commission expires:
RECORDED this 19th day of April 19 78 at 2:18 P/ M., No. 30923

6164

0363

4328 RV-2