

P.O. Box 278, Simpsonville, S.C. 29681

TITLE TO REAL ESTATE--Offices of Riley and Riley, Greenville, Greenville CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
MAR 25 10 18 AM '77
DONNIE S. TANRENSLEY
S.H.C.

va 1077 re: 701

KNOW ALL MEN BY THESE PRESENTS, that Flavius E. Barnett and Sharon M. Barnett

in consideration of \$7,347.63 plus assumption of mortgage set out below-----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

Builders & Developers, Inc., its successors and assigns forever:

All that lot of land with the buildings and improvements thereon situate on the northwest side of Anglewood Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 140 on plat of revisions for Westwood Subdivision, Section II, recorded in the R.M.C. Office for Greenville, S. C. in Plat Book 4-F, page 48, and having, according to said plat, the following metes and bounds, to wit: -879-574.7-1-40

BEGINNING at an iron pin on the northwest side of Anglewood Drive at the joint corner of Lots 139 and 140 and runs thence along the line of Lot 139 N. 25-39 W. 173.71 feet to an iron pin; thence S. 73-28 W. 77.1 feet to an iron pin; thence S. 6-50 E. 300 feet to an iron pin; thence N. 81-41 E. 37.5 feet to an iron pin on the northwest side of Anglewood Drive; thence with the curve of Anglewood Drive (the chord being N. 16-08 E. 117.55) feet to an iron pin; thence continuing with the curve of Anglewood Drive (the chord being N. 44-12 E. 62.6 feet) to the beginning corner.

This conveyance is subject to all restrictions, set back lines, roadways, easements, right of way, if any, affecting the above described property.

The grantor is to pay the 1977 County and City of Simpsonville taxes.

Being the same property conveyed to the grantors herein by deed of Builders & Developers, Inc., dated July 14, 1971, recorded July 23, 1971 in the RMC Office for Greenville County in Deed Volume 921 at page 114.

As a portion of the consideration herein, the grantee assumes and agrees to pay the balance due on that certain note and mortgage in favor of Farmers Home Administration, in the original amount of \$17,400.00, recorded July 23, 1971, in REM Volume 1199 at page 631. The balance due for assumption is \$16,352.37.

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 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 23rd day of August, 1977
SIGNED, sealed and delivered in the presence of:
Flavius E. Barnett (SEAL)
Sharon M. Barnett (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) 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 23rd day of August 1977
Notary Public for South Carolina
My commission expires: 8-12-80
Doris K. Chapman (SEAL)

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 grantor(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 23rd day of August 1977
Sharon M. Barnett (SEAL)
Notary Public for South Carolina
My commission expires: 8-12-80

RECORDED this 31519 At 10:18 A.M.
RECORDED APR 25 1978

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