

227 Donnington Drive, Greenville, S. C.

TITLE TO REAL ESTATE prepared by JOHN W. DeJONG Attorneys at Law

Vol 1054 No 723

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that JOHN H. MARKS AND BARBARA L. MARKS

in consideration of THIRTY SIX THOUSAND ONE HUNDRED SIX & 34/100 (\$36,106.34) Dollars,
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

E. ROY EMRICK, his Heirs and Assigns, forever;

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the West side of Donnington Drive being shown and designated as Lot No. 75 on plat of KINGSGATE recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book WW, at pages 44 and 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Donnington Drive, joint front corner of Lots 73 and 75, and running thence along the common line of said lots, S 78-00 W 164 feet to a point in the rear line of Lot No. 74; thence N 16-50 W 120 feet to the joint rear corner of Lots 75 and 77; thence along the common line of Lots Nos. 75 and 77 N 77-48 E 173.25 feet to the joint front corner of Lots 75 and 77; thence along Donnington Drive S 12-30 E 120 feet to the point of beginning.

THIS is the same property conveyed to the Grantors herein by Jack E. Shaw Builders, Inc., by deed dated January 5, 1973, and recorded in the R. M. C. Office for Greenville County in Deed Book 964, at page 418, on January 9, 1973.

271-541.5-1-51

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.

AS A PART OF THE CONSIDERATION herein the Grantee assumes and agrees to pay the balance due on that certain mortgage in favor of First Federal Savings & Loan Association in the current sum of \$24,500.00 as evidenced by new mortgage recorded herewith, having been reduced by the sum of \$4,893.66 by Grantee.

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 grantee(s) and the grantee(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(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 31 day of July 19 78
SIGNED, sealed and delivered in the presence of

[Signature]

Notary Public for South Carolina
My commission expires: 5-14-85

[Signature] (SEAL)
JOHN H. MARKS
[Signature] (SEAL)
BARBARA L. MARKS (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 _____ day of July 19 78
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5-14-85

[Signature]

Notary Public for South Carolina
My commission expires: 5-14-85

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 31 day of July 19 78
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5-14-85

[Signature]
BARBARA L. MARKS

RECORDED this _____ day of AUG 4 1978

at 4:51 P.M. 39061

RE 270

4328 (RV-2)