TITLE TO REAL ESTATE - Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C. FARE (1) Grantee's address: STATE OF SOUTH CAROLINA 2 E. Woodburn Dr., Taylors, S.C. COUNTY OF GREENVILLE KNOW ALL MEN BY THESE PRESENTS, that Claus W. Grunow and Jo Anne L. Grunow in consideration of Fifty-nine Thousand and 00/100 (\$59,000.00)----the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and Robert C. Franks and Carol T. Franks, their heirs and assigns, forever: release unto All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, at the southeasterly intersection of Edwards Mill Road and East Woodburn Drive, being shown and designated as Lot No. 51, on plat entitled "Final Plat, Seven Oaks", as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, at Page 6, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeasterly side of Edwards Mill Road, said pin being the joint front corner of Lots Nos. 51 and 52, and running thence with the southeasterly side of Edwards Mill Road N. 9-55 W. 55 feet to an iron pin; thence continuing with said Road; N. 8-02 W. 54.9 feet to an iron pin at the intersection of Edwards Mill Road and East Woodburn Drive; thence N. 34-30 E. 36.8 feet to an iron pin on the southerly side of East Woodburn Drive; thence with the southerly side of East Woodburn Drive N. 77-03 E. 71.5 feet to an iron pin; thence continuing with said Drive, N. 73-38 E. 79 feet to an iron pin, the joint corner of Lots Nos. 51 and 73; thence with the common line of said lots, S. 8-26 E. 131.8 feet to an iron pin, the joint rear corner of Lots Nos. 51 and 52; thence with the common line of said lots, S. 74-30 W. 175 feet to an iron pin, the point of beginning. This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, - 276-TZ.1-1-51 which affect the property hereinabove described. This being the same property conveyed to the grantors herein by deed of Jim Vaughn Enterprises, Inc. recorded on November 28, 1973 in Deed Book 989 at Page 115. 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 grantorts) 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 grantce(s) and the grantce'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. WIINESS the grantor's(s') hand(s) and seal(s) this 3055 day of November SIGNED, scaled and delivered in the presence of: Jo Anne L. Grunow (SEAL) PROBATE ATE OF SOUTH CAROLINA (COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (sihe saw the within named and deed deliver the within deed and that (sihe, with other witness subscribed above ution there) November -day of .(SEAL) 22/83 My@ommission expire RESUNCIATION OF DOWER STATE OF SOUTH CAROLINA 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 whom separately examined by me, did declare that she does treety, voluntarily, and without any compution, decade or the secret, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. 19 78. Anne L. Granow

..(SEAL)

November

Note: Public for South M. Arminission expires: 30

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