

TITLE TO REAL ESTATE - Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that STEVE P. LOFTIS

in consideration of Two Thousand Nine Hundred Eight and 71/100 (\$2,908.71) ----- 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 WILLIAM R. MILLER AND DIANE S. MILLER, their heirs and assigns, forever:

27 Springside Ave. 29611

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot No. 50 on plat of property of J. R. West, recorded in the RMC Office for Greenville County in Plat Book D at Pages 312-317, and according to a more recent survey made by Carolina Surveying Company recorded in Plat Book 8-L, at Page 31, having the following metes and bounds, to-wit:

BEGINNING at a point on the west side of Springside Avenue (Fourth Avenue North) at the joint front corner of Lots No. 50 and 51 and running thence with the line of said lots S 73-25 W 107.6 feet; thence N 13-18 W 64 feet; thence N 74-38 E 108 feet to a point on Springside Avenue; thence with Springside Avenue S 12-42 E 61.3 feet to the point of beginning.

This being the same property conveyed to the grantor herein by deed of A. Postell and Frances W. Smith recorded in the RMC Office for Greenville County on January 21, 1977 in Deed Book 1049 at Page 999.

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, which affect the property hereinabove described.

As part of the consideration for this purchase, grantees assume and agree to pay the balance of that certain real estate mortgage given by grantor herein to Charter Mortgage Company in the original amount of \$20,600.00 dated and recorded 1/29/81 in the RMC Office for Greenville County in Volume 1531 of Real Estate Mortgages at Page 117, having a present balance of \$20,591.29.

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 grantor(s) and the grantor'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 1st day of May 19 81

SIGNED, sealed and delivered in the presence of:

C. Victor Pyle
Harrison B. Waldrop

Steve P. Loftis (SEAL)

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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.

I SWORN to before me this 1st day of May 19 81

C. Victor Pyle (SEAL)

Harrison B. Waldrop

Notary Public for South Carolina
My commission expires: 7-30-90

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 (twives) 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 1st day of May 19 81
C. Victor Pyle (SEAL)

Xandra A. Loftis

Notary Public for South Carolina
My commission expires: 7-30-90

RECORDED this MAY 1 1981 day of at 3:46 P.M. 30579

GREENVILLE COUNTY
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