

TITLE TO REAL ESTATE—Offices of Leathers, Walker, Todd & S. Wynn, Attorneys at Law, Greenville, S.C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
SEP 28 10 48 AM '81
DONNIE S. TANKERSLEY
R.M.C.

224 Sugar Creek Rd, Area 5C

571.15 1983

KNOW ALL MEN BY THESE PRESENTS, that Geoffrey H. Walser and Pearlenna P. Walser

in consideration of Thirty-Six Thousand Twenty-Eight and 76/100ths----- Dollars,
and assumption of the mortgage indebtedness recited hereinbelow

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Jennifer R. Merchant,
her heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Sugar Creek Road near the City of Greenville, South Carolina, being known and designated as Lot No. 59 on plat entitled "Map 1, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 68, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sugar Creek Road, said pin being the joint front corner of Lots 59 and 388 and running thence with the common line of said lots N. 41-29-03 W. 96.10 feet to an iron pin, the joint corner of Lots 59, 388, and 389; thence with the common line of Lots 59 and 389 N. 6-51 W. 53.90 feet to an iron pin, the joint rear corner of Lots 59, 389 and 390; thence with the common line of Lots 59 and 390 N. 36-17-03 E. 75.75 feet to an iron pin, the joint rear corner of Lots 59 and 58; thence with the common line of said lots S. 56-29-52 E. 144.95 feet to an iron pin on the northwesterly side of Sugar Creek Road; thence with the northwesterly side of Sugar Creek Road S. 41-54-01 W. 143.16 feet to an iron pin, the point of beginning.

11(195) 534.6-1-132

Being the same property conveyed to the grantors herein by deed of Cothran & Darby Builders, Inc. dated June 24, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1128 at Page 131.

This property is conveyed subject to all restrictions, setback 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.

(continued on reverse side)

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.

assigns

WITNESS the grantor's(s) hand(s) and seal(s) this 28th day of September, 1981.

SIGNED, sealed and delivered in the presence of:

Northy C. DeLuca
Carmen DeLuca

Geoffrey H. Walser (SEAL)
Pearlenna P. Walser (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of September, 1981

Carmen C. DeLuca (SEAL)
Notary Public for South Carolina
My commission expires: Nov. 21, 1984

Northy C. DeLuca

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 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

28th day of September 1981
Carmen C. DeLuca (SEAL)
Notary Public for South Carolina
My commission expires: Nov. 21, 1984

Pearlenna P. Walser

RECORDED this _____ day of _____ 19____ at _____ M. No. _____

(CONTINUED ON NEXT PAGE)

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