

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Mitchell & Ariail, Greenville, S.C.

ADDRESS: 101 Douglas Drive

Simpsonville, SC

STATE OF SOUTH CAROLINA

FILED GREENVILLE S.C.

VOL 1192 PAGE 696-9681

COUNTY OF GREENVILLE

JUL 20 1 31 PM '83

For True Consideration See Affidavit Book 41 Page 1136

KNOW ALL MEN BY THESE PRESENTS, DONNIE S. JANKERSLEY R.M.C. Welthy V. Senn

in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration 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 David A. Lemmon and Melissa M. Lemmon, their heirs and assigns forever:

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Douglas Drive in Greenville County, South Carolina being known and designated as Lot No. 2 and the adjacent 10 foot strip of lot no. 3 as shown on a plat entitled MAP OF MARTINDALE made by C. O. Riddle dated June, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PPP at Page 199 and having according to a more recent survey thereof entitled PROPERTY OF DAVID A LEMMON made by Freeland & Associates dated July 19, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Douglas Drive at the joint front corner of lots 1 and 2 which point is 208.2 feet northeast of the intersection of Douglas Drive and Laurens Roads and running thence along the common line of said lots, N. 50-20 W. 187.4 feet to an iron pin; thence N. 42-52 E. 119.17 feet to an iron pin; thence along a line through lot no. 3, S. 50-20 E. 181.0 feet to an iron pin on the northwestern side of Douglas Drive; thence along the northwestern side of Douglas Drive, S. 39-40 W. 119.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to C. Jerome Senn and Welthy V. Senn by deed of Jeff R. Richardson recorded November 7, 1963 in Deed Book 735 at Page 445. The said C. Jerome Senn died testate a resident of Greenville County, South Carolina devising his interest in the above described property to his wife, the grantor herein. For further reference see apartment no. 1712 file 6 in the Greenville County Probate Court. The above described property is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville County property taxes for the tax year 1983 and subsequent years.

16(65) 297-1-7.2

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 assigns against the grantor(s) and the grantor'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 19th day of July 19 83

Signed, sealed and delivered in the presence of: Mike H. Mitchell, Linda G. Jankersley

Welthy V. Senn (SEAL) WELTHY V. SENN (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 19th day of July 19 83

Linda G. Jankersley (SEAL) Notary Public for South Carolina My commission expires: 3/26/89

Jack H. Mitchell, III (SEAL) JACK H. MITCHELL, III

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY - WOMAN GRANTOR

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

day of 19

(SEAL)

Notary Public for South Carolina My commission expires:

RECORDED this day of 19 at M. No.

(CONTINUED ON NEXT PAGE)