

TITLE TO REAL ESTATE - Prepared by MAULDIN, C. ALLISON & WILLIAMS

STATE OF SOUTH CAROLINA

VOL 1204 PAGE 901

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that J. P. MCGUIRE

in consideration of ONE AND NO/100 (\$1.00) -----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

FRED SCHLIESSEIT and HEIDI SCHLIESSEIT, THEIR HEIRS AND ASSIGNS FOREVER:

A right-of-way 12 feet in width running along the western lot line of lot #3 as shown on a survey made by Freeland & Associates dated October 13, 1983 and entitled "St. Charles Place, Lot #3, Property of J. P. McGuire" and recorded in the RMC Office for Greenville County in Plat Book 10B at Page 97. This right-of-way begins at the joint rear corner of Lot 3 and Lot 1 on the western lot line of said Lot 3 and runs with the common line in a southerly direction to St. Charles Place, and it is a uniform width of 12 feet all of which is contained within lot 3. It includes all rights-of-way and easements necessary or incident to the operation, maintenance, repair or replacement of any sewer line or appurtenances as may be contained in or constructed in the future in said property, and this right-of-way shall run with the land.

11(195) 539.7-1-50.4 (Note)

THE above described lot #3 of St. Charles Place is a portion of the property acquired by the grantor by deed from Newcastle Contractors, Inc. dated August 13, 1982 and recorded in the RMC Office for Greenville County on February 15, 1983 in Deed Book 1182 at Page 558.

IT is stipulated and understood between the grantor and the grantee that this right-of-way may only be used for the construction and maintenance of a sewer line or its appurtenances as set forth above, and this stipulation and agreement as to use shall be a covenant between these parties and shall run with the

(CONTINUATION)

~~together with all and singular the rights, members, hereditaments and appurtenances to and premises belonging or in anywise 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 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.~~

WITNESS the grantor's(s) hand(s) and seal(s) this 17 day of January, 19 84

SIGNED, sealed and delivered in the presence of:

James M. Allison
Michele C. Ware

J. P. McGuire
J. P. MCGUIRE

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 17 day of January 19 83
James M. Allison (SEAL)

Michele C. Ware

Notary Public for South Carolina

My commission expires 11-19-86

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 17 day of January 19 84
James M. Allison (SEAL)

Victoria Lindsey Tate McGuire
VICTORIA LINDSEY TATE MCGUIRE

My commission expires 11-19-86

RECORDED this 10 day of 19 84 at 400 3 M., No. 31A01