

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Donald M. Kizer, a/k/a M. Donald Kizer hereafter referred to as Grantor, in consideration of the sum of Nine Thousand Nine Hundred Thirty-One and 32/100ths Dollars, plus assumption of mortgage, paid to Grantor by M. Lee Powell and Bonnie Jean Powell hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee S, their heirs and assigns,

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, at the northwest corner of intersection of Colvin Road and Howell Road, near the City of Greenville, being shown and designated as Lot 48 on Plat of Heritage Hills and recorded in Plat Book YY, at Page 187, and described as follows:

BEGINNING at an iron pin on the Northern side of Colvin Road at the joint front corner of Lots 48 and 49, and running thence with the line of Lot 49 N. 9 E. 162 feet to a pin; thence N. 89-40 E. 169 feet to a pin on Howell Road; thence with the Western side of said road S. 8-31 W. 179.8 feet to a pin; thence with the curve of the intersection of Howell Road and Colvin Road, the chord of which is S. 64-47 W., 40.4 feet to a pin on Colvin Road; thence continuing with said road N. 56 E. 73.4 feet to the beginning corner.

This deed is made subject to any restrictions and easements that may appear of record on the recorded plat or premises.

This being the same property conveyed to Grantor by deed dated December 16, 1969, recorded in the Office of the R.M.C. for Greenville County in Deed Book 881, at Page 196.

As part of the consideration for the foregoing conveyance, the Grantees agree to assume and pay the balance due on that certain mortgage held by Fidelity Federal Savings and Loan Association, recorded in Real Estate Mortgage Book 1108, at Page 341, on which the present balance is \$21,068.78.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 2 day of August, 19 71.

Signed, Sealed and Delivered in the Presence of

Donald M. Kizer (Seal)
Donald M. Kizer (Seal)

William C. Bell
William C. Bell



Greenville Co.
Shops
Book 1108
Act. No. _____
Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 2 day of August, 19 71
William C. Bell (Seal)
Notary Public for South Carolina

My Commission expires 11/19, 1979

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Linda M. Kizer, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 2 day of August, 19 71
William C. Bell (Seal)
Notary Public for South Carolina

My Commission expires 11/19, 1979

Recorded this 2nd. day of August, 19 71, at 9:30 A. M., No. #3259

271-4-1-48
271-4-1-48