

FEB 14 3 54 PM '72
OLLIE FARNSWORTH
R.M.C.

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Charles M. Werner

in consideration of \$1.00 and assumption of mortgage indebtedness-----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 Raymond T. Werner, his heirs and assigns forever:

ALL MY UNDIVIDED ONE-HALF INTEREST IN AND TO:

All that piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, being Lot 13, Section 1, of Victor Monaghan Mills as shown on plat made by Pickell & Pickell on December 20, 1948, recorded in Plat Book S at pages 179-180 in the RMC office for Greenville County and being known as 23 Sistine Street and fronting 75 feet on same.

This is the same property conveyed to the grantor and grantee by deed recorded in Deed Book 383 at page 276 in the RMC office for Greenville County.

This conveyance is made subject to all easements, restrictions and conditions, either of record or on the ground, affecting said property.

As a part of the consideration, the grantee assumes and agrees to pay the balance on the mortgage of Charles M. Werner and Raymond T. Werner to Fidelity Federal Savings & Loan Association in the original amount of \$2600.00 which is recorded in Mortgage Book 758 at page 458 in the RMC office for Greenville County.

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 11th day of February 1972.

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

(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.

SWORN to before me this 11th day of February 1972.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 07/01/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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, 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 11th day of February 1972.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 07/01/79

196-5-0