

TITLE TO REAL ESTATE Ashmore & Haas, Attorneys Greenville, S.C.

FILED

VOL 981 PAGE 477

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 13 1 30 PM '73
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that James Robert Kersh and Ellen G. Kersh

in consideration of Two Hundred and No/100 (\$200.00) ----- 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 Charles B. Schmauder and Helen J. Schmauder, their heirs and assigns, forever:

ALL that certain piece, parcel or small track of land in the County of Greenville, State of South Carolina, at the Southeasterly intersection of Dronfield Drive and Wallingford Road, being the Eastern three (3) feet of Lot No. 86, as shown and designated on a plat of Buxton recorded in the R.M.C. Office for Greenville County, South Carolina in plat book "4 N" at Pages 2, 3, and 4, and being more particularly described as follows; to-wit:

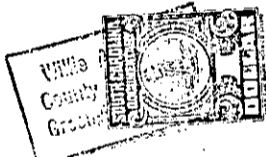
BEGINNING at an iron pin on the Southeasterly side of Dronfield Drive, joint front corner of Lots Nos. 85 and 86, and running thence with said Drive N 32-09 E, 3 feet to an iron pin; thence S 57-51 W 160 feet to an iron pin; thence S 29-49 W 3 feet to an iron pin; thence N 57-51 W 160 feet to the point of Beginning.

(The effect of this conveyance is to add three (3) additional feet to the Eastern side of Lot 86.)

-296- P. OF 445.1-1-16
OUT OF 445.1-1-15

This conveyance is made subject to easements, restrictions, or rights-of-way which may be of record in the R.M.C. Office for Greenville County, South Carolina.

This is a portion of the property conveyed to the Grantors herein by deed of McDowell-Roddy & Associates, Inc. (Design-Sales Division) dated June 5, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 945 at Page



Greenville County
Stamps
Paid \$ 1.55
Act No. 380 Sec. 1

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 3rd day of August 1973

SIGNED, sealed and delivered in the presence of

[Signature]
[Signature]

James Robert Kersh (SEAL)
Ellen G. Kersh (SEAL)

(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 3rd day of August 1973

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 4-7-79

[Signature]

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 3rd day of August 1973

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 4-7-79

Ellen G. Kersh

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