

OCT 7 3 1974

1007 821

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that R. F. Solley

in consideration of Forty Four Thousand Two Hundred Fifty and No/100 (\$44,250.00)--- 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 Louis N. Severino and Juanita L. Severino, their heirs and assigns, forever:

ALL that certain tract of land, containing 4.6 acres, more or less, in Bates Township, in Greenville County, South Carolina, lying south of South Carolina State Highway No. 253; bounded now or formerly as follows: North by lands of R. F. Solley; East by lands of R.F. Solley; South by lands of R. F. Solley and A. C. Kelly; and West by lands of A.C. Kelly and R.F. Solley; said tract being more particularly described according to a plat of survey entitled "Property of Louis N. Severino and Juanita L. Severino," prepared by Jones Engineering Service on August 5, 1974, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 57, page 58 and by reference incorporated herein as a part of this description.

ALSO: A perpetual right of way easement for ingress and egress from Wild Orchard Road over the existing dirt and paved driveway located on the Grantor's property leading from the southeasterly corner of the above described property in an easterly direction to Wild Orchard Road, a public roadway; said right of way easement shall run with the Grantor's land and be binding on the Grantor, his heirs and assigns, forever:

The above described property is a portion of the same property conveyed to the Grantor by deed of Willard G. Wade recorded in the RMC Office for Greenville County, S. C. in Deed Book 714, page 59 and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1975 and subsequent years.

ALSO: All concurrent right, title and interest existing under a Reciprocal Easement Agreement recorded in the RMC Office in Deed Book 724, page 144. The Grantor does hereby grant unto the grantees, their heirs and assigns, the full and uninterrupted use of the water line running from the line owned by the Greenville City Water Works across the land of the grantor

(continued on reverse side)

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 3 day of October 19 74.

Signed, sealed and delivered in the presence of: Sandra J. Clary, Jack H. Mitchell

R. F. Solley



STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

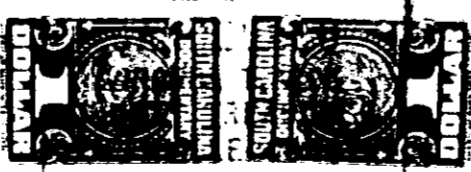
PROBATE

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 3 day of October 19 74.

Sandra J. Clary, Notary Public for South Carolina, My commission expires: 1/12/81

Jack H. Mitchell



STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

UNNECESSARY-GRANTOR NOT MARRIED

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 in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3 day of October 19 74.

Sandra J. Clary (SEAL), Notary Public for South Carolina, My commission expires: 1/12/81



Greenville County Stamps Paid \$ 48.95 Act No. 380 Sec. 1

(CONTINUED ON NEXT PAGE)

0 8 2 1

4328 RV-2