

State of South Carolina  
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Thomas Ross Jones and Brenda S. Jones hereafter referred to as Grantor, in consideration of the sum of Three Thousand Six Hundred and No/100 (\$3,600.00) plus <sup>assump. of mtge.</sup> ~~DOLLARS~~, paid to Grantor by R. David Kennerly 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, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 131, Charter Oak Drive, Peppertree Subdivision, Section No. 2, as shown on a plat recorded in the Office of the R.M.C. of Greenville County in Plat Book 4N at Page 19, as revised by a plat recorded in said Office in Plat Book 4X at Page 3, being more particularly described with reference to said plat as follows:

BEGINNING at a point located on the southwestern side of Charter Oak Drive, a joint corner of Lots No. 131 and 132; thence S. 36-45 W. 131.7 feet to a point; thence S. 57-48 E. 88.5 feet to a point, a joint corner of Lots No. 130 and 131; thence along the line of Lot No. 130 N. 37-00 E. 140.0 feet to a point on the southwestern side of Charter Oak Drive; thence along said side of said road N. 63-00 W. 90.0 feet to the point of beginning.

The above property is subject to the Amended Declaration of Covenants, Conditions and Restrictions dated July 13, 1973, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 978 at Page 895, and to any other restrictions, easements and rights-of-way of record, including a five foot drainage and utility easement along side and rear lot lines.

This property is conveyed subject to the mortgage of First Federal Savings & Loan Association recorded in Mortgage Book 1270 at Page 833, the outstanding balance of which is \$26,762.87. This mortgage is hereby assumed by the grantee.



7201-1-36

Act No. 300 Sec. 1

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 31<sup>st</sup> day of October, 1974

Signed, Sealed and Delivered in the Presence of  
Suzanne H. Madden (Seal)  
Thomas Ross Jones (Seal)  
Brenda S. Jones (Seal)  
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 31<sup>st</sup> day of October, 1974  
Suzanne H. Madden (Seal)  
Notary Public for South Carolina  
My Commission expires 1975

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. Brenda S. Jones 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 31<sup>st</sup> day of October, 1974  
Brenda S. Jones (Seal)  
Notary Public for South Carolina  
My Commission expires 1975  
Recorded this NOV 13 1974 day of 12:27 P. M. at 12234

1010

4328 RV-2