

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

19 5 8 57 1975

DONNE D. TAYLOR

KNOW ALL MEN BY THESE PRESENTS, that WE, ERIC RANDALL PEDERSEN & JERE C. PEDERSEN

in consideration of Eight Thousand Five Hundred Eighty-four & 35/100 ----- Dollars,  
and assumption of mortgage

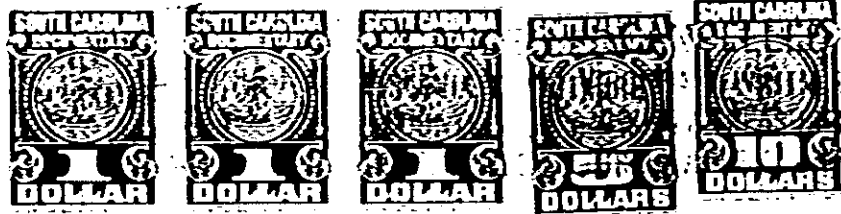
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto WILLIAM C. ERWIN & FERNE M. ERWIN, their heirs & assigns,

All that piece, parcel or lot of land in the city of Greenville, county of Greenville, state of South Carolina, on the southern side of East Faris Road, known and designated as a portion of Lot No. 16 and a portion of Lot No. 17 as shown on revised plat of Block G of Kanatenah Subdivision, dated Sept 25, 1935, made by W. W. Carter and Associates, recorded in the RMC Office for Greenville County, S. C. in plat book H at page 288, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of East Faris Road, said iron pin being 34 feet from the joint front corners of Lots Nos. 15 and 16 and running thence with the southern side of East Faris Road, N. 63-35 E. 76 feet to an iron pin in the southern side of East Faris Road; thence with a new line through Lot No. 17, S. 26-30 E. 159.7 feet to an iron pin in the line of Lot No. 3; thence with the common line of Lots Nos. 2, 3, 16 & 17, S. 63-34 W. 76 feet to an iron pin in the line of Lot No. 2; thence with a new line through Lot No. 16, N. 26-30 W. 159.4 feet to the point of beginning.

This property was conveyed to grantors by Jenkins L. Richardson by deed dated Dec. 13, 1973 recorded Dec 4, 1973 in deed vol. 990 page 580 of the RMC Office for Greenville County, S. C., and is conveyed subject to recorded restrictions, easements or rights of way or those shown on the plat or on the ground.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE grantees herein assume and agree to pay that certain mortgage given by grantors to Carolina Federal Savings and Loan Association in the original amount of \$25,650 recorded 12/14/73 in mortgage vol. 1297 page 577, on which there is a balance due of \$25,165.65.



Greenville County  
Stamps  
Paid \$ 9.90  
Act No. 550 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 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 4 day of AUGUST, 1975.  
SIGNED, sealed and delivered in the presence of  
Eric Randall Pedersen (SEAL)  
Jere C. Pedersen (SEAL)  
Sara E. Madden (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 4 day of AUGUST, 1975  
William W. Wilkins (SEAL) Sara E. Madden  
Notary Public for South Carolina 1-16-80  
My commission expires

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 4 day of AUGUST, 1975  
William W. Wilkins (SEAL) Jere C. Pedersen  
Notary Public for South Carolina 1-16-80

RECORDED this 5 day of AUG 5, 1975 at 1:57 A. M. No. 3115

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