

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
NOV 5 2 20 PM '75
DONNIE S. TANNERSLEY
KARL K. ANDERSEN

VEL 1026 PAR 842

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of One (\$1.00) plus love and affection----- 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 VIRGINIA M. ANDERSEN, her heirs and assigns:

ALL MY RIGHT, TITLE AND INTEREST, SAID INTEREST BEING AN UNDIVIDED ONE-HALF INTEREST, IN AND TO THE FOLLOWING:

ALL that piece, parcel or lot of land being known and designated as Lot No. 176, Section IV, of a subdivision known as POINSETTIA, said subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said subdivision being recorded in the R. M. C. Office for Greenville County in Plat Book 4-N page 24. Reference to said plat is hereby made for a more particular description.

This conveyance is made subject to the restrictive covenants affecting Section IV of a subdivision known as Poinsettia, said covenants being recorded in the R. M. C. Office for Greenville County in Deed Volume 921 at page 621.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the above-described property.

This being the same property conveyed to Karl K. Andersen and Virginia M. Andersen by deed of Richard J. Carlson and Susan S. Carlson dated March 31, 1975, and recorded in the R. M. C. Office for Greenville County in Deed Volume 1018 at page 52.

999-312-1-47

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 5th day of November, 1975

SIGNED, sealed and delivered in the presence of

Mary S. Rose
Jan N. Dinsdale

[Signature] (SEAL)
KARL K. ANDERSEN

(SEAL)
(SEAL)
(SEAL)

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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 5th day of November 1975

[Signature] (SEAL)
Notary Public for South Carolina

[Signature]

My commission expires: 4-17-84

STATE OF SOUTH CAROLINA }
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NO RENUNCIATION OF DOWER GRANTEE IS WIFE OF GRANTOR

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (twice) 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

day of 19

(SEAL)
Notary Public for South Carolina

My commission expires:

RECORDED this 5th day of November 1975 at 2:20 P. M. No. 12072

984

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