

TITLE TO REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S. C.

FEB 26 3 19 1976
DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that I, Edward Kloepper

in consideration of Twelve Thousand Six Hundred and 00/100 (\$12,600.00)-----Dollars,

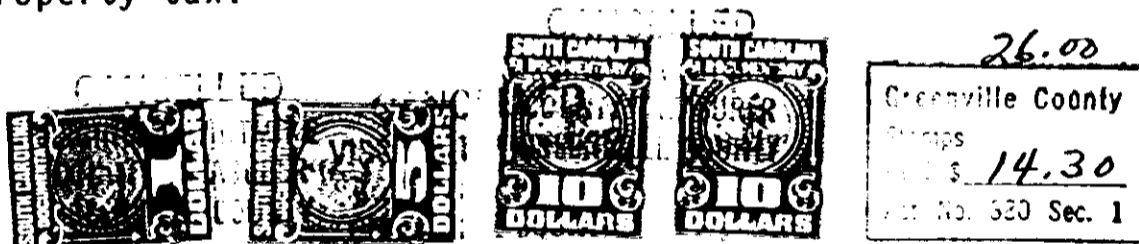
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Charles F. Sims, Jr. and Lewis C. Barker, Jr., their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 on Plat of H. J. Brown and also known as Lot No. 3 on Plat of John Ferdinand Lindstrom, which latter plat is recorded in the R.M.C. Office for Greenville County in Plat Book JJ at page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Potomac Avenue (formerly Hassie Street) joint front corner of Lots 3 and 4, which iron pin is 661.7 feet in a southwesterly direction from the intersection of Augusta Road and Potomac Avenue, and running thence along Potomac Avenue S. 64-03 W. 65.1 feet to an iron pin, joint front corner of Lots 2 and 3; thence N. 29-02 W. 205.8 feet to an iron pin, joint rear corner Lots 2 and 3; thence N. 60-42 E. 65 feet to an iron pin, joint rear corner Lots 3 and 4; thence S. 29-02 E. 209.6 feet to an iron pin, the point of beginning, and being the same property described in a deed from Jean Kloepper to Edward Kloepper dated December 12, 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1011 at Page 625.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property. - 519 - 211 - 8-12

Grantees to pay 1976 property tax.



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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 20th day of February, 1976

SIGNED, sealed and delivered in the presence of:

E. Randolph Stone
Carol L. Burger

Edward Kloepper (SEAL)
Edward Kloepper (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of February, 1976

E. Randolph Stone (SEAL)
Notary Public for South Carolina 1-4-81
My commission expires:

Carol L. Burger
Carol L. Burger

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, 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 20th day of February, 1976.
E. Randolph Stone (SEAL)
Notary Public for South Carolina 1-4-81
My commission expires:

Jean Kloepper
Jean Kloepper

RECORDED this FEB 26 1976 19 at 3:19 P. M., No. #21692

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