

TITLE TO REAL ESTATE - John P. Maniff, Attorney at Law, Greenville, S.C.

FILED

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 1 11 13 AM '76
DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that THOMAS EDWARD DYAR and EDITH F. DYAR

in consideration of Twelve Thousand Nine Hundred and no/100 (\$12,900.00) ----- Dollars
and assumption of mortgages hereinafter set out,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto LEVIS L. GILSTRAP, his heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the northern side of Wood Circle, County of Greenville, State of South Carolina, and being shown and designated as Lot No. 2 on Plat entitled WOOD CIRCLE, prepared by R. B. Bruce, recorded in the RMC Office for Greenville County, S.C. in Plat Book FFF, at Page 5, and having according to said Plat the following metes and bounds, to-wit: - 276 - T33 - 1 - 8

BEGINNING at an iron pin on the northern side of Wood Circle at the joint front corner of Lots Nos. 2 and 3 and running thence with the common line of said Lots N. 5-47 E. 175 feet to an iron pin; thence S. 84-13 E. 90 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence with the common line of said LOTS S. 5-47 W. 175 feet to an iron pin on the northern side of Wood Circle; thence with the northern side of Wood Circle N. 84-13 W. 90 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to Grantors herein by deed of Larry G. Shaw Builder, Inc., recorded in the RMC Office for Greenville County, S.C. in Deed Book 1023, Page 595.

As a part of the consideration for the within conveyance the Grantee herein expressly agrees to assume and pay that certain mortgage given to Carolina Federal Savings & Loan Association in the original amount of \$24,600.00, recorded in the RMC Office for Greenville County in Mortgage Book 1278 at Page 829, and also Form UCC-1 to Carolina Federal Savings and Loan Association recorded in said RMC Office as 75-9643, said mortgages having an aggregate current principal balance of \$32,000.00.

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 30th day of June 1976

SIGNED, sealed and delivered in the presence of

John P. Maniff
Howard S. Lawden



Thomas Edward Dyar (SEAL)
THOMAS EDWARD DYAR

Edith F. Dyar (SEAL)
EDITH F. DYAR

26.00
Greenville County
Stamps 14.20
Paid \$ 14.20
Act No. 380 Sec. 1

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 30th day of June 19 76

John P. Maniff (SEAL)

Howard S. Lawden

Notary Public for South Carolina
My commission expires: 5/19/79



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 (twist) 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 30th day of June 1976

John P. Maniff (SEAL)
Notary Public for South Carolina
My commission expires: 5/19/79



Edith F. Dyar
EDITH F. DYAR



RECORDED this day of JUL 1 1976 19

11:13 A. M. No. 00053

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