

GREENVILLE CO. S.C.

VOL 1044 PAGE 143
5 Oakwood Avenue
Taylors, S. C. 29687

TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard & Mitchell, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

33.55

KNOW ALL MEN BY THESE PRESENTS, that Roger W. Byrd

in consideration of Thirty Thousand Five Hundred and no/100 (\$30,500.00) 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 Larry D. Massie and Rebecca S. Massie, their heirs and assigns forever

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southern side of Oakwood Avenue in Greenville County, South Carolina, being shown and designated as lot no. 35 on a plat of Oakwood Acres made by J. Mac Richardson dated September, 1959 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book MM, Page 135 and having according to said plat the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the southern side of Oakwood Avenue at the joint front corner of lots nos. 35 and 36 and running thence with the common line of said lots S. 22-55 E. 175 feet to an iron pin; thence N. 67-05 E. 90 feet to an iron pin at the joint rear corner of lots nos. 34 and 35; thence with the common line of said lots, N. 22-55 W. 175 feet to an iron pin on the southern side of Oakwood Avenue; thence along the southern side of Oakwood Avenue S. 67-05 W. 90 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the grantor by deed of First Federal Savings and Loan Association of Greenville recorded October 1, 1965 in Deed Book 783 at Page 290 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville County property taxes for the tax year 1977 and subsequent years.



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 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)' hand(s) and seal(s) this 4th day of October 19 76
Signed, sealed and delivered in the presence of:
Rose Vetro _____ (SEAL)
Mary Byrd _____ (SEAL)
Roger W. Byrd _____ (SEAL)

STATE OF ~~SOUTH CAROLINA~~ PROBATE
COUNTY OF ~~KROOK~~
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 ~~September~~ October 19 76
Rose Vetro _____ (SEAL)
Notary Public for ~~KROOK~~ STATE OF ~~FLORIDA~~ at LARGE
MY COMMISSION EXPIRES MAY 22, 1977
My commission expires: ~~BONDED THRU GENERAL INSURANCE UNDERWRITERS~~

STATE OF ~~SOUTH CAROLINA~~ RENUNCIATION OF DOWER
COUNTY OF ~~KROOK~~
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 ~~September~~ October 19 76
Margaret I. Byrd _____ (SEAL)
Notary Public for ~~KROOK~~ STATE OF ~~FLORIDA~~ at LARGE
MY COMMISSION EXPIRES MAY 22, 1977
My commission expires: ~~BONDED THRU GENERAL INSURANCE UNDERWRITERS~~
RECORDED this 11-17 day of ~~1976~~ 1976 at _____ M., No. 9444

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