

Grantee's Address: 133 Windfield Rd., Greenville, SC

TITLE TO REAL ESTATE—Offices of Riley and [unclear] Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
11 2 42 PM

KNOW ALL MEN BY THESE PRESENTS, that VERNER ROSS, JR. and REBECCA B. ROSS

in consideration of TWELVE THOUSAND NINE HUNDRED TWELVE AND 60/100 plus----- Dollars,
assumption of mortgage as set out below

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto JOHN J. ALBERT and DOLORES E. ALBERT, their heirs and assigns
forever,

ALL THAT lot of land situate on the east side of Windfield Road and on
the north side of Shelburne Road, near the city of Greenville, in
Greenville County, South Carolina, being shown as Lot No. 12 on plat of
Section A of Gower Estates made by Dalton & Neves, Engineers, January
1960, recorded in the RMC Office for Greenville County, SC, in Plat
Book QQ at pages 146 and 147, and having according to said plat the
following metes and bounds to-wit:

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Beginning at an iron pin on the east side of Windfield Road at joint
front corner of Lots 12 and 13, and runs thence along the line of Lot 13,
N 74-33 E 177' to an iron pin on the center of a branch; thence along the
center of the branch (The traverse line being S 2-46 E 116.8') to an iron
pin in the center of said branch on the north side of Shelburne Road;
thence along Shelburne Road, S 76-54 W 65.4' to an iron pin; thence
continuing along Shelburne Road due West, 65' to an iron pin; thence with
the curve of Shelburne Road and Windfield Road (the chord being N 49-25 W
41.6') to an iron pin on the east side of Windfield Road; thence with
Windfield Road N 15-50 W 59.4' to the beginning corner.

Being the same property conveyed to the grantors herein by deed of
William W. Wilkins, Jr. dated and recorded 8-15-75 in Deed Bk. 1022 at
page 730.

The grantees herein assume and agree to pay that certain mortgage given
by Verner Ross, Jr. and Rebecca B. Ross dated August 15, 1975, and
recorded in REM Bk. 1346 at page 285 with a principal balance of \$34,087.40*

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining, 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s) hand(s) and seal(s) this 1st day of November, 1976

SIGNED, sealed and delivered in the presence of:

Verner Ross, Jr. (SEAL)
Verner Ross, Jr.
Rebecca B. Ross (SEAL)
Rebecca B. Ross
Heather D. Parviz (SEAL)
Heather D. Parviz

STATE OF SOUTH CAROLINA }
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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) 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 1st day of November 1976

Notary Public for South Carolina
My commission expires 8-12-80

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, 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 November 1976

Notary Public for South Carolina
My commission expires 8-12-80

RECORDED this day of 19 at M. No.

(CONTINUED ON NEXT PAGE)

given to Fidelity Federal Savings & Loan Association.

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