

101 Ellesmere Dr.
Greenville
State of South Carolina
COUNTY OF ANDERSON
GREENVILLE

TITLE TO REAL ESTATE

NOV 18 1976

1046 PAGE 406

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS That I, Benjamin R. Stephens

in the State aforesaid,

in consideration of the sum of One and No/100 (\$1.00) Dollars,
and in consideration of the assumption of the mortgage, and in exchange of other lands,
to me in hand paid at and before the sealing of these presents by Dianne M. Stephens

(the receipt whereof

is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto
Dianne M. Stephens, her heirs and assigns, forever, all my interest in and to:

"All that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Ellesmere Drive; near the City of Greenville, South Carolina, and being designated as Lot No. 248 on a plat entitled "Del Norte Estates, Section II", as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4N, pages 12 and 13, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Ellesmere Drive, joint front corner of Lots 247 and 248 and running thence along the common line of said lots North 46-30, West 127 feet to an iron pin in the rear line of Lot 241; thence along the rear line of Lots 241 and 240, South 43-30, West 100 feet to an iron pin, joint rear corner of Lots 248 and 249; thence along the common line of said lots South 46-30, East 127 feet to an iron pin on Ellesmere Drive; thence along said Drive North 43-30, East 100 feet to an iron pin, the point of beginning.

- 200-538.10-1-248

This is the same lot of land conveyed unto Benjamin R. Stephens and Dianne M. Stephens by deed of Thomas R. Brennan and Maureen B. Brennan, dated August 15, 1973, and recorded on August 20, 1973, duly of record in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 982, at Page 102.

This conveyance is made subject to restrictions appearing in Deed Book 921, at Page 442, Deed Book 858, at Page 451, and Deed Book 867, at Page 575, set-back lines, roadways, easements and rights-of-ways, if any affecting the above described property.

The Grantee, by acceptance of this Deed, agrees to assume the mortgage payments of the mortgage currently existing upon the above house and lot.

Grantee's mailing address: 101 Ellesmere Dr., Greenville, S. C.

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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said Dianne M. Stephens, her Heirs and Assigns forever. And -I- do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Dianne M. Stephens, her Heirs and Assigns against me and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness -my- hand and seal this 12th day of October in the year of our Lord One Thousand Nine Hundred and Seventy-six, in the Two Hundredth and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
J. Calhoun Pruitt, Jr. } Benjamin R. Stephens (Seal)
Debra P. Roach } (Seal)

STATE OF SOUTH CAROLINA, } Personally appeared before me Debra P. Roach
COUNTY OF ANDERSON } and made oath that she saw the within named Benjamin R. Stephens---
sign, seal and as his act and deed deliver the with-

in written deed, and that s he, with J. Calhoun Pruitt, Jr., witnessed the execution thereof.
Sworn to before me this 12th day of October, A. D., 1976
J. Calhoun Pruitt, Jr. (Seal) Debra P. Roach
Notary Public for South Carolina My Commission Expires 8/16 1981

STATE OF SOUTH CAROLINA, } NO RENUNCIATION OF DOWER NECESSARY - GRANTEE WIFE OF GRANTOR
COUNTY OF ANDERSON } I, _____, Notary Public for
South Carolina, do hereby certify unto all whom it may concern, that Mrs. _____ did this day appear before me, and 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 or persons whomsoever, renounce, release and forever relinquish unto the within named
Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises
within mentioned and released.

GIVEN under my hand and seal this _____
day of _____, A. D., 19_____
(Seal) _____
Notary Public for South Carolina My Commission Expires _____ 19_____
531.8.4

State Tax stamps: \$ _____; Federal Tax stamps: \$ _____
Filed and recorded NOV 18 1976, 19_____, 11:30 A. M. 13251, C. C. C. P.
NO TITLE EXAMINATION MADE.

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