

TITLE TO REAL ESTATE—Griffin & Howard, 111 Pettigrew Street, Greenville, S.C.  
 112 Crosby Circle, Greenville, S. C.  
 STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

FILED  
 GREENVILLE, S.C.  
 29605 2 47 PM '76  
 DONNIE S. TANKERSLEY  
 R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that WE, RICHARD C. KERNS AND ANNETTE T. KERNS

in consideration of Eighteen Thousand Nine Hundred Fifty and No/100-----(\$18,950.00)----- 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 MARY ALICE DUCKETT, her heirs and assigns, forever:

ALL that piece, parcel or tract of land lying and being situate in Gantt Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 40 on Plat of Property of Paramount Park, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "W" at page 57, and being more particularly shown on Plat of property of Caldwell N. Powell, dated April 19, 1954, prepared by R. K. Campbell, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

363970 100

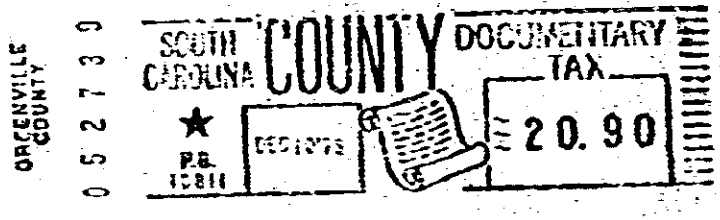
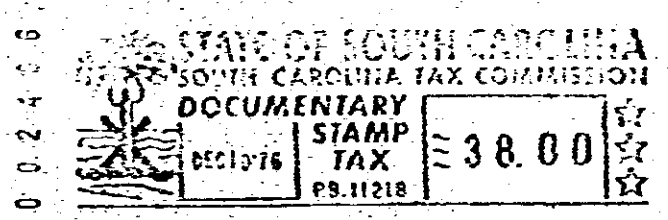
-159 - MIS. 3 - 2 - 24

BEGINNING at an iron pin on the northwest side of Crosby Circle at the joint front corner of Lots 40 and 41 and running thence along the joint line of Lots 40 and 41 N. 43-15 W. 150 feet to a point in the center of a ten foot utility easement at the joint rear corner of Lots 28, 29, 40 and 41; thence turning and running along the center of said utility easement being the joint line of Lots 29 and 40 N. 46-45 E. 70 feet to a point, joint rear corner of Lots 29, 30, 39 and 40; thence turning and running along the joint line of Lots 39 and 40 S. 43-15 E. 150 feet to a point on the northwest side of Crosby Circle, said point being 537.9 feet in a Southwesterly direction from Earl Boulevard; thence running and turning along the northwest side of Crosby Circle S. 46-45 W. 70 feet to the point of beginning.

This conveyance is made subject to any and all existing restrictions, rights-of-way, easements or other matters of public record, if any, which affect the subject property.

200 M

This is the same property conveyed to the Grantor herein by deed of William P. Bullock, dated May 6, 1971, recorded May 7, 1976, in Deed Book 914 at page 373, RMC Office for Greenville County, S. C.



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 10th day of December 19 76

SIGNED, sealed and delivered in the presence of:

Charles E. Howard (SEAL)  
Richard C. Kerns (SEAL)  
Annette T. Kerns (SEAL)  
 \_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
 COUNTY OF GREENVILLE }

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 10th day of December 1976

Charles E. Howard (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 4-15-81  
J. W. [Signature]

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GRANTEE WOMAN  
 COUNTY OF GREENVILLE }

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 10th day of December 1976.  
Charles E. Howard (SEAL)  
 Notary Public for South Carolina.  
 My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of DEC 10 1976 19 \_\_\_\_\_ at 2:47 P. M., No. 15782

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