

1003 Xenia Avenue, Wilmington, Ohio 45177

TITLE TO REAL ESTATE Prepared by DAVIS & RICHARDSON, Attorneys at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JAN 4 9 56 AM '77

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DONNIE S. TANKERSLEY

KNOWN ALL MEN BY THESE PRESENTS, that Walter G. Fremont, Jr. and Gertrude M. Fremont

in consideration of love and affection

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 Daniel Berger and Gail Fremont Berger, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the Northwesterly side of Crosby Circle, being known and designated as Lot No. 50 on plat of property of Paramount Park, Inc., prepared by Piedmont Engineering Service in 1949 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "W," Page 5', and having the following metes and bounds, to wit:

58  
27  
4M

BEGINNING at an iron pin on the Northwestern side of Crosby Circle, joint front corner of Lots 50 and 51, and running thence along the joint line of said lots, N. 43-15 W. 150 feet to an iron pin; thence N. 46-45 E. 70 feet to an iron pin; thence along the joint line of Lots 50 and 49, S. 43-15 E. 150 feet to an iron pin on Crosby Circle; thence along the Northwestern side of Crosby Circle, S. 46-45 W. 70 feet to the point of beginning.

DERIVATION: This is the same property conveyed to grantors herein by deed of J. A. Anglin dated October 28, 1964 and recorded in Deed Book 762, Page 44; on December 2, 1964.

200  
AS

- 159 - MIS. 3 - 2 - 34

THIS conveyance is made subject to that certain mortgage given to General Mortgage Company on June 1, 1956 and recorded in Mortgage Book 680, Page 159 on June 2, 1956. Said mortgage was in the original amount of \$8,300.00 and having a current principal balance of \$2,281.83.

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 30<sup>th</sup> day of December, 1976

SIGNED, sealed and delivered in the presence of:

Walter G. Fremont, Jr. (SEAL)  
(Walter G. Fremont, Jr.)  
Gertrude M. Fremont (SEAL)  
(Gertrude M. Fremont)

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 30<sup>th</sup> day of December, 1976

Timothy H. Fane (SEAL)  
Notary Public for South Carolina  
My commission expires: 10-14-86

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
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 s/he 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 30<sup>th</sup> day of December, 1976

Gertrude M. Fremont  
(Gertrude M. Fremont)

Timothy H. Fane (SEAL)  
Notary Public for South Carolina  
My commission expires: 10-14-86

RECORDED this 4<sup>th</sup> day of January 1977 at 9:58 A M. No. 17755

1-15-3

4328 (W-2)