

7 Bond Street, Taylors, S. C. 29687 GREENVILLE CO. S.C.

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that KATHERINE P. PEPPER

in consideration of One and No/100 (\$1.00) Dollars and Love and Affection, XXXXX

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

CARL E. PEPPER, his heirs and assigns, forever:

A one-half, undivided interest in and to:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Bond Street, near the City of Greenville, S. C., and being designated as Lot No. 31 on plat of BROOKWOOD FOREST as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book XX, at Page 97, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Bond Street, joint front corner of Lots 30 and 31, and running thence along the common line of said lots, N. 48-35 W. 198.4 feet to a point in the center of a branch; thence along the center of said branch as the line on a traverse line, N. 29-50 E. 95 feet to a point, joint rear corner of Lots 31 and 32; thence along the common line of said lots, S. 78-35 E. 176 feet to an iron pin on the westerly side of Bond Street; thence along said Street, S. 11-25 W. 90 feet to an iron pin, the point of beginning and being the same conveyed to the Grantor herein by Kenneth P. Willis, et al, by deed dated September 12, 1975, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1024 at Page 153, and also by deed of Grantee to Grantor dated July 26, 1976, and recorded in the R.M.C. Office for Greenville County, S. C., on September 29, 1976, in Deed Book 1043 at Page 707.

This conveyance is made subject to that certain mortgage in favor of First Federal Savings and Loan Association in the original amount of \$22,700.00 and of record in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 1348 at Page 667, which Grantee assumes and agrees to pay.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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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 23rd day of March, 1977.

SIGNED, sealed and delivered in the presence of:
Mary A. Drake _____ (SEAL)
Judith M. Ginn _____ (SEAL)
Katherine P. Pepper _____ (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 23rd day of March, 1977
Judith M. Ginn _____ (SEAL)
Mary A. Drake _____ (SEAL)
Notary Public for South Carolina
My commission expires: 1-15-85

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER *WOMAN GRANTOR*
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 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.
My commission expires: _____
RECORDED this _____ day of MAR 23 1977 19 _____ at 4:28 P. M., No. 25131

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