

19 Oakwood Avenue, Taylors, South Carolina 29687

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

PENNSYLVANIA }
STATE OF SOUTH CAROLINA }
ERIE }
COUNTY OF GREENVILLE }

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KNOWN ALL MEN BY THESE PRESENTS, that Ralph C. Bruner and Joyce D. Bruner

in consideration of Two Thousand Nine Hundred Twenty-eight and 99/100ths ----- Dollars, (\$2,928.99) plus assumption of mortgage as noted 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 Paul E. Linnemeier and Carol W. Linnemeier, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot 42, as shown on plat of the subdivision of "Oakwood Acres", recorded in the RMC Office for Greenville County in Plat Book MM at Page 135, having the following metes and bounds:

BEGINNING at an iron pin on the Southern edge of Oakwood Avenue, the joint front corner of Lots 41 and 42, and running thence S. 35-38 E. 175 feet to an iron pin; thence S. 54-22 W. 90 feet to an iron pin; thence N. 35-38 W. 175 feet to an iron pin; thence N. 54-22 E. 90 feet to the point of beginning.

The within conveyance is subject to restrictions of record and is also subject to utility easements and rights-of-way of record and on the ground.

DERIVATION: This being the same property conveyed to Grantor herein by Mac V. Patterson by deed dated June 27, 1968, as recorded on June 27, 1968, in the RMC Office for Greenville County, South Carolina in Deed Book 847 at Page 367.

275-733-2-142

As part of the consideration paid to Grantor, Grantee agrees to assume a mortgage given by Grantor to First Federal Savings & Loan Association of Greenville, South Carolina, in the original amount of \$26,500.00, as executed on October 22, 1975 and recorded on October 24, 1975 in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1352 at Page 21.

DOCUMENTARY STAMP 06 00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 03.30

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 15th day of March, 1977
SIGNED, sealed and delivered in the presence of:

Richard S. Feiser
Karen Kojer

Ralph C. Bruner (SEAL)
(Ralph C. Bruner) (SEAL)
Joyce D. Bruner (SEAL)
(Joyce D. Bruner) (SEAL)

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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(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 15th day of March 1977

Ruth K. Linnemeier (SEAL)
Notary Public for South Carolina
My commission expires:

Karen Kojer

PENNSYLVANIA }
STATE OF SOUTH CAROLINA }
ERIE }
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 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 15th day of March 1977
Ruth K. Linnemeier (SEAL)
Notary Public for South Carolina
My commission expires:

Joyce D. Bruner
(Joyce D. Bruner)

RECORDED this 24 day of March 1977 at 2:59 P. M. No. 25081

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