

13 Penrose St.
STATE OF SOUTH CAROLINA, FILED
COUNTY OF GREENVILLE, GREENVILLE CO. S.C.

1053 917

TITLE TO REAL ESTATE

Know All Men by These Presents:

That JEROME W. BURKE AND CHARLENE T. BURKE

in the State aforesaid,

in consideration of the sum of --TWENTY ONE THOUSAND NINE HUNDRED & NO/100 ---- DOLLARS, (\$21,900.00) to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said GEORGE H. AUSTIN AND LOIS S. AUSTIN, their heirs & assigns forever:

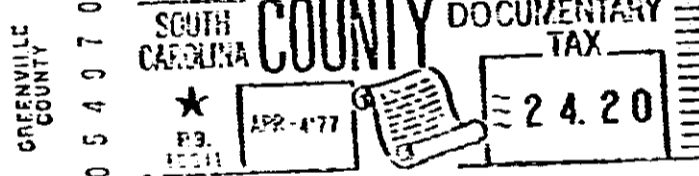
ALL that piece, parcel or lot of land, lying, being and situate in the State of South Carolina, County of Greenville, in the City of Greenville, and being shown and designated as the Northern 45 feet of Lot 69 and the Southern 30 feet of Lot 70, on a plat of Pleasant Valley Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book BB, at Page 163, and being more particularly described in accordance with a plat prepared by R. B. Bruce, RLS, dated March 30, 1977, to-wit:

BEGINNING at an iron pin on the East side of Penrose Avenue in the center of the front line of Lot 70 and running thence through the center of Lot 70, N. 69-31 E. 175 feet to an iron pin in the center of the rear line of Lot 70; running thence S. 20-29 E. 75 feet to an iron pin in the rear line of Lot 69 and running thence through Lot 69 S. 69-31 W. 175 feet to an iron pin on the East side of Penrose Avenue; running thence along Penrose Avenue N. 20-29 W. 75 feet to the beginning corner.

This is the same property conveyed to the Grantors herein by deed of Harold Drummond Leonard dated October 8, 1965, and recorded on October 11, 1965, in the RMC Office for Greenville County in Deed Book 783, at Page 611.

This property is conveyed subject to easements, rights of way and restrictions, if any, of record.

250 M



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 grantee(s) hereinabove named, and grantee's(s') Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hands and seals this 31st day of March in the year of our Lord One Thousand Nine Hundred and Seventy-Seven (1977)

Signed, Sealed and Delivered in the Presence of

(1) *[Signature]*
(2) Janet S. Nelson

Jerome W. Burke s.
Charlene J. Burke s.
..... L. S.
..... L. S.

State of South Carolina,
COUNTY OF GREENVILLE

Personally appeared before me (1 or 2)
Janet S. Nelson

who being sworn, says that he saw the within named grantor(s) sign, seal and as his act and deed, deliver the within written deed, and that he, with the other witness, witnessed the execution thereof.

Sworn to before me this 31st day of March A. D. 1977
(3) *[Signature]* L. S.
Notary Public for South Carolina
My Commission Expires: 11/22/81

(1 or 2) Janet S. Nelson

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