

MAY 5 3 16 PM '77

VOL 1000 PAGE 23

TITLE TO REAL ESTATE - INDIVIDUAL FORM - DILLARD & MITCHELL, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

112 Sheffield Drive  
Piedmont, S. C.  
29673

KNOW ALL MEN BY THESE PRESENTS, that EARL H. ROBBINS, JR. and OLIVIA F. ROBBINS

in consideration of Twenty Seven Thousand, Nine Hundred and No/100 (\$27,900.00) ---- 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 PAUL J. COLEMAN AND DIANNE C. COLEMAN, their heirs and assigns:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the northern side of Sheffield Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 31 on a plat of CANTERBURY, SECTION ONE, made by Heaner Engineering Company, Inc., dated March 22, 1972, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-N, page 69, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sheffield Drive at the joint front corners of Lots Nos. 30 and 31 and running thence with the line of Lot No. 30, N. 15-37-00 W., 125 feet to an iron pin in the line of Lot No. 35; thence with the line of Lots Nos. 34 and 35, S. 73-23-00 W., 65 feet to an iron pin in the joint rear corners of Lots Nos. 31 and 32; thence with the line of Lot No. 32, S. 01-20-23 E., 118.07 feet to an iron pin on the northern side of Sheffield Drive; thence with the northern side of the curve of Sheffield Drive, the chord of which is N. 83-50-31 E., 73.43 feet to an iron pin in said Drive; thence continuing with the northern side of Sheffield Drive, N. 73-23-00 E., 27 feet to the point of BEGINNING.

-110-602.3-1-31

The above described property is the same conveyed to the grantors herein by deed of Fortis Enterprises, Inc. recorded in Deed Book 966, page 402 on February 2, 1973, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees herein agree and assume to pay Greenville County property taxes for the tax year 1977 and subsequent years.

GREENVILLE COUNTY DOCUMENTARY TAX  
055792  
SOUTH CAROLINA COUNTY TAX  
★ MAY-5-77  
PB. 1981  
30.80

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors 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 April 19 77  
Signed, sealed and delivered in the presence of:

*Kenneth B. Ford* (SEAL)  
*Earl H. Robbins, Jr.* (SEAL)  
*Marilyn Lee Penn*  
*Olivia F. Robbins* (SEAL)

MARYLAND PROBATE  
STATE OF ~~SOUTH CAROLINA~~ *Maryland*  
COUNTY OF ~~GREENVILLE~~ *Fredrick*  
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23 day of April 19 77

*Wolfe H. Cannon* (SEAL)  
Notary Public for ~~South Carolina~~ *Maryland*  
My commission expires: *7/1/78*  
*Kenneth B. Ford*

MARYLAND RENUNCIATION OF DOWER  
STATE OF ~~SOUTH CAROLINA~~ *Maryland*  
COUNTY OF ~~GREENVILLE~~ *Fredrick*  
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 or 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  
23 day of April 1977  
*Wolfe H. Cannon* (SEAL)  
Notary Public for ~~South Carolina~~ *Maryland*  
My commission expires: *7/1/78*

*Olivia F. Robbins*  
Olivia F. Robbins

RECORDED this 23 day of April 1977 at *Fredrick* M. No. 29993  
Recorded May 5, 1977 at 3:16 P/M

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