

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
MAY 31 4 57 PM '77
RECORDED

VOL 1057 PAGE 791

KNOW ALL MEN BY THESE PRESENTS, that I, Joe Jackson Roberson

in consideration of One Dollar (\$1.00) and assumption of mortgage set forth below 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 Roger W. Buchanan and Shelba J. Buchanan, their heirs and assigns

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 31 on plat of Monaview Subdivision, which plat is recorded in the RMC Office for Greenville County in Plat Book 4N at page 52, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Monaview Court at the joint front corner of Lots 30 and 31 and running thence with the common line of said lots, N. 65-24 E. 146.4 feet to an iron pin; thence S. 8-32 E., 125 feet to an iron pin; thence S. 78-19 W. 50 feet to an iron pin; thence N. 87-38 W. 130 feet to an iron pin on Monaview Court; thence with the curve of Monaview Court, N. 22-12 E. 72.9 feet to the point of beginning.

This is the same property conveyed to the grantors by deed of Fred B. Beiers and Harvey C. Watson recorded August 30, 1974 in deed book 1006 at page 63 in the RMC Office for Greenville County, S. C.

This property is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given by Joe Jackson Roberson to North Carolina National Bank in the original amount of \$24,500.00 recorded August 30, 1974 in mortgage volume 1321 at page 273 in the RMC Office for Greenville County, S. C., on which there is a present balance due of approximately \$

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 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 31 day of May 19 77.

SIGNED, sealed and delivered in the presence of:

David H. Wilkins (SEAL)
Jeri D. Palmer (SEAL)
Joe Jackson Roberson (SEAL)

STATE OF SOUTH CAROLINA }
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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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31 day of May 19 77

David H. Wilkins (SEAL) Jeri D. Palmer
Notary Public for South Carolina
My commission expires: 1/11/82

STATE OF SOUTH CAROLINA }
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 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

31 day of May 19 77

David H. Wilkins (SEAL) Jacqueline A. Roberson
Notary Public for South Carolina
My commission expires: 1/11/82

RECORDED this 1 st day of June 19 77 at 4:57 P/ M. No. 33175

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