

101 Bransfield Rd.  
Greenville, S.C.

TITLE TO REAL ESTATE - Prepared by WILLIAM I. BOUTON, Attorney at Law, Greenville, S. C.

VOL 1059 PAGE 505

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that CHARLES E. MONTAGNA AND JULIA W. MONTAGNA

in consideration of THIRTY-EIGHT THOUSAND FIVE HUNDRED (\$38,500.00)-----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 JAMES J. FORTH, JR. AND MAUREEN L. FORTH, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot No. 455, Section V, on plat of DEL NORTE ESTATES, recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Bransfield Road at the corner of Lot No. 454, and running thence along the curve of said Road, S. 84-37 W. 60 feet to an iron pin; thence N. 78-30 W. 55 feet to an iron pin; thence N. 50-12 W. 15 feet to an iron pin at the corner of Lot No. 456; thence N. 32-35 E. 149.1 feet to an iron pin; thence N. 85-55 E. 35 feet to an iron pin; thence S. 4 E. 143.3 feet to the point of beginning.

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

THIS being the same property conveyed to the Grantors herein by a certain deed of Threatt-Maxwell Enterprises, Inc. on June 4, 1973, and thereafter filed for record on June 4, 1973, in Deed Book 976 at Page 27.

3752 JUN 29 1977

DOCUMENTARY TAX  
\$ 77.00  
P.B. 11218

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
42.35  
JUN 29 1977  
P.B. 10311

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 29TH day of JUNE 1977.

SIGNED, sealed and delivered in the presence of:

20 JUN  
Casper Bouton  
Audra C. Brewster

Charles E. Montagna (SEAL)  
CHARLES E. MONTAGNA (SEAL)  
Julia W. Montagna (SEAL)  
JULIA W. MONTAGNA (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29TH day of JUNE 1977.

Audra C. Brewster (SEAL)  
Notary Public for South Carolina

Casper Bouton

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 29TH day of JUNE 1977.

Casper Bouton (SEAL)  
Notary Public for South Carolina

Julia W. Montagna  
JULIA W. MONTAGNA

RECORDED this day of JUN 29 1977 at 11:35 A. M. No. 333000

5050

4328 RV-2