

119 Woodcliff Eddie R. Harbin,

TITLE TO REAL ESTATE-Office of _____, Attorney at Law, Greenville, S.C.

Simpsonville SC
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VOL 1059 PAGE 507

GREENVILLE CO. S.C.
JUN 29 12 55 PM '77
RECORDING DEPARTMENT
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, John E. Gruden,

in consideration of Thirty-Seven Thousand Five Hundred and 00/100 (\$37,500.00) - Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto David Lambert Austell and Stephany C. Austell, their heirs and assigns forever:

(of 119 Woodcliff, Simpsonville, SC 29681)

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 10 of Subdivision known as WOODCLIFF as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated June 23, 1971, and recorded in Plat Book 4-N at page 44 in the R.M.C. Office for Greenville County.

Reference to said plat is hereby craved for a more particular description.

This conveyance is made subject to the restrictive and protective covenants affecting the Subdivision known as WOODCLIFF, said restrictive and protective covenants being recorded in the R.M.C. Office for Greenville County in Deed Volume 929 at page 412.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

DERIVATION: This being the same property conveyed to the Grantor by Deed of Builders & Developers, Inc. dated October 4, 1974, and recorded in said R.M.C. Office for Greenville County October 4, 1974, Deed Book 1007 at Page 801.

GREENVILLE COUNTY 57319
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUN 29 '77
PB. 10311
\$ 41.25

together with all and singular the rights, members, incidents and appurtenances thereto in anywise 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:

John E. Gruden (SEAL)
John E. Gruden (SEAL)
Eddie R. Harbin (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 19 77.

Eddie R. Harbin (SEAL)
Dorance H. Bruce
Notary Public for South Carolina. NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires _____ MY COMMISSION EXPIRES APRIL 3, 1977

STATE OF California }
COUNTY OF San Diego }

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 29th day of June 1977

Janice Z. Gruden (SEAL)
Jan Z. Gruden also known as
Janice Z. Gruden

OFFICIAL SEAL
RAY A. BLACKWELL
Notary Public for California
My commission expires Jan. 22, 1979

RECORDED this 29th day of JUN 29 1977 at 12:56 P. M., No. _____

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