

1 Ashburn Place, Greenville, South Carolina 29615

TITLE TO REAL ESTATE-Office of Jack L. Bloom, Attorney at Law, Greenville, S. C.

VOL 1059 PAGE 932

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that SAMUEL S. SCHOOLSKY and SYDELL B. SCHOOLSKY

in consideration of TWENTY SEVEN THOUSAND FIVE HUNDRED SIX & 89/100 (\$27,506.89) --Dollars, and assumption of the below-mentioned mortgage

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

PHILIP S. ROVNER and BARBARA D. ROVNER, their heirs and assigns, forever: ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 43, Section Three, Pelham Estates, and having, according to a plat thereof, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4G, Page 13, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Ashburn Place, at the joint front corner of Lots Nos. 43 and 53, and thence with the joint line of the said lots, N 6-30 W 210 feet to an iron pin in the joint rear corner of Lots Nos. 43, 44, and 53; thence with the joint line of Lots Nos. 43 and 44, S 77-47 W 202 feet to an iron pin in the joint front corner of said lots on the eastern side of Belgrade Drive; thence with the eastern side of Belgrade Drive, S 8-17 E 100 feet to an iron pin; thence continuing with the eastern side of Belgrade Drive, S 2-57 E 63 feet to an iron pin; thence with the curve of the intersection of Belgrade Drive and Ashburn Place, the chord of which is S 49-43 E 34.25 feet to an iron pin on the northern side of Ashburn Place; thence with the northern side of Ashburn Place, N 83-31 E 180 feet to the point of beginning.

This conveyance is made subject to all building restrictions, zoning regulations, easements, and rights of way affecting the property.

Being the same conveyed to the Grantors by deed of M. L. Lanford, Jr., dated September 27, 1972, recorded that day in said R.M.C. Office in Deeds Book 956, Page 355.

As part of the consideration, the Grantees assume and agree to pay the promissory note executed by the Grantors to C. Douglas Wilson & Co., dated September 27, 1972, in the original sum of \$45,000.00, secured by mortgage recorded in said R.M.C. Office in Mortgage Book 1250, Page 665, on which there is a present balance of \$42,493.11.

-201-543.2-1-54

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 6th day of July, 1977.

SIGNED, sealed and delivered in the presence of:

Samuel S. Schoolsky (SEAL)
Sydell B. Schoolsky (SEAL)
Jack L. Bloom

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 6th day of July 1977.

Jack L. Bloom (SEAL) *Annie M. Blawie*
Notary Public for South Carolina JACK L. BLOOM
My commission expires MY COMMISSION EXPIRES AUGUST 16, 1977

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of July 1977

Jack L. Bloom (SEAL) *Sydell B. Schoolsky*
Notary Public for South Carolina JACK L. BLOOM
My commission expires NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES AUGUST 16, 1977

RECORDED this 10th day of July 1977, at 10:42 A.M.

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