

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

VOL 1060 PAGE 672

KNOW ALL MEN BY THESE PRESENTS, that I, Marion P. B. Rose

in consideration of -----Forty Two Thousand and No/100 (\$42,000.00)----- 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 Theodore S. Stern and Martha W. Stern, their heirs and assigns forever:

All that piece, parcel or lot of land, situate, lying and being on the southern side of Mount Vista Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 177 on a plat of Traxler Park, recorded in the RMC Office for Greenville County, South Carolina in Plat Book F, at Page 114, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Mount Vista Avenue at the joint front corner of Lots 176 and 177, and running thence with the south side of Mount Vista Avenue, N. 64-37 E., 70 feet to an iron pin at the corner of Lot 178; thence with the line of Lot 178, S. 25-23 E., 225 feet to an iron pin; thence S. 64-37 W., 70 feet to an iron pin; thence N. 25-23 W., 225 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

This is the same property conveyed to the grantor herein by deed of Frances S. Griffin recorded in the RMC Office for Greenville County, South Carolina in Deed Book 918, at Page 626 on June 25, 1971.



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 15th day of July 1977

SIGNED, sealed and delivered in the presence of

Aruta C. Upate
Fred A. H. J.

Marion P. B. Rose (SEAL)
MARION P. B. ROSE (SEAL)
(SEAL)
(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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of July 1977

Fred A. H. J. (SEAL)
Notary Public for South Carolina
My commission expires:

Aruta C. Upate

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

15th day of July 1977

Fred A. H. J. (SEAL)
Notary Public for South Carolina
My commission expires:

Ann R. Rose
Ann R. Rose

RECORDED this JUL 15 1977 at 4:45 P. M. No. 1688

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