

111 East Belvedere Road, Greenville, South Carolina

TITLE TO REAL ESTATE Prepared by DAVIS & FARR, Attorneys at Law, 210 West

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VCL 1060 PAGE 793

KNOWN ALL MEN BY THESE PRESENTS, that Ralph C. Emus and Marilyn B. Emus

in consideration of Seven Thousand ----- Dollars,
(\$7,000.00) plus assumption of the mortgage noted below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto Richard Wayne Shotts and Susan Kathleen Shotts, their heirs and assigns forever:

ALL of that certain piece, parcel or lot of land with the buildings and improvements thereon,
situate, lying and being on the southwestern side of East Belvedere Road, in Gantt Township,
near the City of Greenville, being shown as Lot 40 on a plat of South Forest Estates made
August 29, 1955, by Pickell & Pickell, Engineers, and recorded in the RMC Office for
Greenville County in Plat Book "GG" at Page 181, and having according to said plat the
following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of East Belvedere Road, 421.8 feet
from the intersection of East Belvedere Road and Fairfield Road at an iron pin, being the
joint front corner of Lots 39 and 40, and running thence along the southwestern side of
East Belvedere Road, S. 32-35 E. 90 feet to an iron pin, being the joint front corner of
Lots 40 and 41; thence running along the side line of Lot 41, S. 57-25 W. 149.8 feet to an
iron pin in the rear line of Lot 43, being the joint rear corner of Lots 40 and 41; thence
running along the rear lines of Lots 43 and 44, N. 27-15 W. 90.4 feet to an iron pin located
in the rear line of Lot 44, being the joint rear corner of Lots 39 and 40; thence running
along the side line of Lot 39, N. 57-25 E. 141.4 feet to an iron pin located on the south-
western side of East Belvedere Road, being the joint front corner of Lots 39 and 40, the
point of beginning.

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DERIVATION: This being the same property conveyed to Grantors herein by deed of John
J. Faison, III and Romesa D. Faison as recorded in the RMC Office for Greenville County,
South Carolina in Deed Book 1027, Page 362 on November 14, 1975.

As part of the consideration for the within conveyance the Grantees assume that mortgage
on the above described property given by the Grantors to Cameron-Brown Company, which
mortgage was recorded in the RMC Office for Greenville County in Mortgage Book 1297 at
Page 209, on December 11, 1973, said mortgage having a current balance of \$17,855.95

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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 18th day of July, 1977.
SIGNED, sealed and delivered in the presence of:

Sherry M. Bird
Timothy H. Farr

Ralph C. Emus (SEAL)
(Ralph C. Emus)
Marilyn B. Emus (SEAL)
(Marilyn B. Emus)
_____ (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 other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 18th day of July, 1977

Timothy H. Farr (SEAL)
Notary Public for South Carolina

Sherry M. Bird
(Sherry M. Bird)

My commission expires: 10-14-86

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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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
18th day of July, 1977
Timothy H. Farr (SEAL)
Notary Public for South Carolina

Marilyn B. Emus
(Marilyn B. Emus)

My commission expires: 10-14-86

RECORDED this _____ day of _____

RECORDED JUL 19 1977 At 10:47 A.M.

GREENVILLE COUNTY
No. 1921

4328 RV-21