

34 Mount Vista Avenue, Greenville, South Carolina
TITLE TO REAL ESTATE - Prepared by Grover S. Parnell, Jr., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

2 3 32 PM '77
DUNNIE S. TANNERLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, SAM R. ZIMMERMAN, III,

in consideration of Thirty-three Thousand Nine Hundred and No/100 (\$33,900.00) 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 D. BRICE, His Heirs and Assigns, Forever:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of Mount Vista Avenue, being known and designated as Lot No. 174 on a plat entitled "Second Revision of Traxler Park", recorded in the RMC Office for Greenville County, South Carolina in Plat Book "F" at pages 114 and 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Mount Vista Avenue at the joint front corner of Lots Nos. 174 and 175, and running thence with the line of Lot No. 175, S. 25-23 E. 225 feet to an iron pin; thence S. 64-37 W. 70 feet to an iron pin at the rear corner of Lot No. 173; thence with the line of Lot No. 173, N. 25-23 W. 225 feet to an iron pin on Mount Vista Avenue; thence with the southern side of said avenue, N. 64-37 E. 70 feet to the point of beginning.

This conveyance is made subject to all easements, rights-of-way and restrictions of record, if any, and to all matters which an inspection of the premises would or should reveal.

The above-described property is the same acquired by the Grantor by deed from George M. Zimmerman dated February 5, 1975 and recorded on February 7, 1975 in Deed Volume 1014 at page 382, RMC Office for Greenville County, South Carolina.

GREENVILLE COUNTY DOCUMENTARY
3749

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 1st day of August, 19 77

SIGNED, sealed and delivered in the presence of:

John F. Wyatt
Grover S. Parnell, Jr.

(SEAL)
(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 1st day of August, 19 77

Notary Public for South Carolina

My commission expires 5/13/80

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 1st day of August, 19 77

Notary Public for South Carolina

My commission expires 5/13/80

RECORDED this AUG 2 1977 at 3:32 P. M., No.

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