

1 Rosewood Drive
Taylors, S. C. 29687

TITLE TO REAL ESTATE - INDIVIDUAL FORM, Dillard & Mitchell, P.A., Greenville, S. C.

FILED
VCL 1063 PAGE 196

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE AUG 22 3 38 PM '77

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that R. M. TERRENCE E. BARTLEY and KITORA A. BARTLEY

in consideration of Fifty-four Thousand and no/100ths (\$54,000.00) ----- 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

ROBERT B. ROYAL, JR. and SUSAN Z. ROYAL, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northeastern corner of the intersection of Rosewood Drive with Old Mill Road, in Greenville County, South Carolina, being shown and designated as Lot No. 57 on a plat of EDWARDS FOREST HEIGHTS, made by Jones Engineering Service, dated February 1967, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 000 at page 89, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Rosewood Drive at the joint corner of Lots Nos. 57 and 58 and running thence with the common line of said lots, S. 88-41 W., 130 feet to an iron pin; thence along the common line of Lots Nos. 64 and 57, S. 17-52 W., 131 feet to an iron pin on the northern side of Old Mill Road; thence along the northern side of Old Mill Road, S. 74-58 E., 150 feet to an iron pin; thence along the curve of the intersection of Old Mill Road and Rosewood Drive, the chord of which is N. 51-47 E., 35.9 feet to an iron pin on the western side of Rosewood Drive; thence along the western side of Rosewood Drive, N. 1-29 W., 144.5 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Grantors by deed of Edward Leo Ricker, et al, recorded February 11, 1972 in Deed Book 936 at page 136, and by a quitclaim deed of Oak, Inc., to be recorded herewith, correcting an error in the description in the Ricker deed. The above property is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property, and subject to a sewer easement set forth in Deed Book 815 at page 574, as amended in Deed Book 925 at page 12.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1977 and subsequent years 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') handist and seal(s) this 18th day of August 1977
Signed, sealed and delivered in the presence of:
Quintance S. Mc Bride (SEAL)
Jack H. Mitchell (SEAL)
Terrence E. Bartley (SEAL)
Kitora A. Bartley (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of August 19 77
Quintance S. Mc Bride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83
Jack H. Mitchell (SEAL)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 18th day of August 19 77
Quintance S. Mc Bride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83
RECORDED this 22nd day of August 19 77 at 3:38 P/M
Kitora A. Bartley (SEAL)
Kitora A. Bartley

DOCUMENTARY STAMP TAX 108.00
AUG 22 1977
FB 11218

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