

5 Ferncrest Court, Greenville, S.C.

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C.
FILED
SEP 29 3 40 PM '77
DORIS S. TANKERSLEY
R.M.C.

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KNOWN ALL MEN BY THESE PRESENTS, that WILLIAM H. LEHNING and AUDREY L. LEHNING

in consideration of THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100THS----- Dollars,
(\$37,500.00)

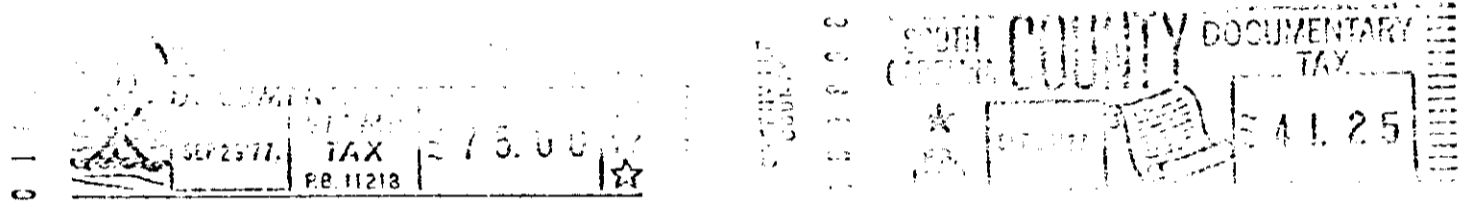
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto FREDERICK ALBERT BOYCE and AGNES ROSE BOYCE, their heirs and assigns, forever:

ALL that piece, parcel or lor of land situate, lying and being in the County of Greenville, State of South Carolina, known and designated as Lot 20 Ferncreek Subdivision, on plat made by Dalton and Neves, Engineers, recorded in the R.M.C. Office for Greenville County in Plat Book 5-D, Page 28. Reference to said plat is hereby craved for a metes and bounds description.

This is the same property conveyed to the Grantors herein by deed of William E. Smith, Ltd. dated July 2, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1020 at Page 756 on July 3, 1975.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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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 administrators 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 29 day of September 19 77

SIGNED, sealed and delivered in the presence of:

Judith M. Ginn
Paul M. D. D.

William H. Lehning (SEAL)
William H. Lehning (SEAL)
Audrey L. Lehning (SEAL)
Audrey L. Lehning (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 29 day of September 19 77.

Paul M. D. D. (SEAL)
Notary Public for South Carolina 11-4-80
My commission expires: 11-4-80

Judith M. Ginn

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, 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 29 day of September 19 77.
Paul M. D. D. (SEAL)
Notary Public for South Carolina. 11-4-80
My commission expires: 11-4-80

Audrey L. Lehning
Audrey L. Lehning

RECORDED this _____ day of SEP 29 1977 19 _____ at 3:40 P.M., No. 10133

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