

TITLE TO REAL ESTATE - Prepared by **WILLIAM BOUTON**, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
OCT 10 12 41 PM '77
DUNN S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that **FRANK B. SPANN AND SANDRA R. SPANN**

In consideration of **TWELVE THOUSAND SIX HUNDRED FIFTY-SIX AND 73/100THS** -- Dollars, (\$12,656.73) AND ASSUMPTION OF MORTGAGE LISTED 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 **HELEN M. O'BRIEN, HER HEIRS AND ASSIGNS FOREVER:**

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Northeasterly side of Lanier Lane in the Town of Mauldin, S. C., being known and designated as Lot No. 8 on plat of Cedar Terrace as recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, Page 137 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Lanier Lane, said pin being the joint front corner of Lots 7 and 8 and running thence with the common line of said lots N. 44-31 E. 167.1 feet to an iron pin, the joint rear corner of Lots 7 and 8; thence N. 64-45 W. 130 feet to an iron pin, the joint rear corner of Lots 8 and 9; thence with the common line of said lots S. 26-45 W. 146.2 feet to an iron pin on the Northeasterly side of Lanier Lane; thence with the Northeasterly side of Lanier Lane S. 65-34 E. 6.3 feet to an iron pin; thence continuing with said Lane S. 54-50 E. 73.7 feet to an iron pin, the point of beginning.

THIS conveyance is subject to, but not limited to, a 25 foot sewer easement and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

THIS being the same property conveyed to the Grantors herein by a certain deed of N. F. White, III and Marie H. White on May 25, 1973, and thereafter filed on May 28, 1973, at 9:23 A. M. in Deed Book 975 at Page 468.

AS part of the consideration hereto, the Grantee assumes and agrees to pay a certain mortgage in favor of First Federal S. & L. Assn., dated May 28, 1973, recorded in the RMC Office for Greenville County in Mortgage Book I278 at Page 811, with a present balance due of \$24,593.27.

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 30th day of AUGUST 1977.

SIGNED, sealed and delivered in the presence of:

Sara T. Lowery
Sara T. Lowery

Frank B. Spann (SEAL)
FRANK B. SPANN (SEAL)
Sandra R. Spann (SEAL)
SANDRA R. SPANN (SEAL)

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF ESCAMBIA }

The foregoing instrument was acknowledged before me this 30th day of August, 1977, by Sara T. Lowery; a Notary Public for the State of Florida.

SWORN to before me this 30th day of AUGUST 1977.

MY COMMISSION EXPIRES DEC. 28, 1980

Sara T. Lowery (SEAL)
Notary Public for Florida

STATE OF FLORIDA }
COUNTY OF ESCAMBIA }

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 MY COMMISSION EXPIRES DEC. 28, 1980

30th day of AUGUST 1977.
Sara T. Lowery (SEAL)
Notary Public for Florida

Sandra R. Spann
SANDRA R. SPANN

RECORDED this day of OCT 10 1977

At 12:41 P.M. 11217

DOCUMENTARY TAX 26.00
SERIALIZED
OCT 10 1977
R.M.C.

Vertical handwritten notes on the left margin, including "87073040" and "Sara T. Lowery".

Vertical stamp on the right margin: "0450"

Vertical stamp on the right margin: "4328 RV-2"