

Walter H. & Clara T. Monroe, 93 Briarview Circle, Unit 22-D

Greenville, SC.

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Paul P. Ward, Jr.

in consideration of Thirty eight thousand and 00/100 (\$38,000.00)----- 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

Walter H. Monroe and Clara T. Monroe, their heirs and assigns,

Unit No. 22-D in Briarcreek Condominiums, Horizontal Property Regime, situate on or near the southerly side of Pelham Road in the City of Greenville, County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominium, dated September 20, 1972, and recorded in the RMC Office for Greenville County, S. C. in deed book 956 at page 99 and Certificate of Amendment dated November 29, 1973, and recorded in the RMC Office for Greenville County, S. C. in deed book 989 at page 205.

This is the same property conveyed to the grantor by deed of Yeargin Properties, Inc. recorded January 24, 1974 in deed volume 992 at page 695 in the RMC Office for Greenville County, S. C.

The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in Master Deed and Declaration of Condominium, dated September 20, 1972, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 956 at page 99, as set forth in Certificate of Amendment dated November 29, 1973 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 989 at page 205, and as set forth in the By-Laws of Briarcreek Association, Inc., attached thereto, as the same may hereafter from time to time be amended; all of said reservations, restrictions, limitations, assessments or charges and all other covenants, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extend set forth in said documents and as provided by law all of which are hereby accepted by the grantee herein and his heirs, administrators, executors and assigns.

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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 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 11th day of January, 1978.

SIGNED, sealed and delivered in the presence of:

Paul P. Ward, Jr. (SEAL)

Mary Louise B. King (AL)

STATE OF SOUTH CAROLINA }
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) 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 11th day of January, 1978

Mary Louise B. King (SEAL)

Notary Public for South Carolina
My commission expires: 11-23-80

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 11th day of January, 1978

Emily Janice Ward

Mary B. Wheeler (SEAL)
Notary Public for South Carolina
My commission expires: 7/9/85

RECORDED this 2 day of JAN 12 1978
At 1:11 P.M.

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