

1073 727

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

402 Hampton Avenue  
Greenville, SC. 29601

KNOW ALL MEN BY THESE PRESENTS, that EUNICE T. HERD

in consideration of THIRTY THOUSAND AND NO/100 ----- 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 JESSE J. MARTINEZ, his heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northeastern side of Hampton Avenue, in the City and County of Greenville, State of South Carolina, being designated on the Greenville County Tax Maps as Lot 18, Block 1 on Sheet 18 in Tax District 500, being the northwesternmost portion of property conveyed by F. B. McBee to Kate Nelson by deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 26 at page 579, and having the following metes and bounds, to-wit:

00-18-1-18

BEGINNING at a point on Hampton Avenue at the northwesternmost front corner of property formerly owned by W. A. Briggs and running thence with the northeastern side of Hampton Avenue, N. 47-24 W., 68.75 feet to a point on property formerly owned by John T. Bramlett; thence with the line of said property, N. 38 E., 220 feet to a point on an alley; thence with the southwestern side of said alley, S. 52 E., 71.7 feet to a point at the northeasternmost rear corner of property formerly owned by W. A. Briggs; thence with the line of said property, S. 40 W., 240 feet to the point of BEGINNING.

The above property is the same conveyed to the grantor herein by deed of Kate Nelson recorded in Deed Book 403, page 137 on February 21, 1950, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agrees to pay City and County of Greenville property taxes for the tax year 1978 and subsequent years.

PROPERTY TAX STAMP  
60.00

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)' hand(s) and seal(s) this 15th day of February 19 78

Signed, sealed and delivered in the presence of:  
[Signature] (SEAL)  
EUNICE T. HERD (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 15th day of February 1978

[Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: 11-21-84

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER not necessary-grantor female  
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 15 day of February 19 78

[Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: 11-21-84

RECORDED this 16 day of FEB 16 1978 At 9:54 A.M. 21100

0727

4328 RV-2