

431 Fairhaven Dr., Taylors, SC

TITLE TO REAL ESTATE-Offices of Riley and Riley, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Carlton M. Jean and Pamela B. Jean

in consideration of Thirty-six Thousand, Five Hundred, and No/100-----Dollars,  
(\$36,500.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Kenneth H. Johnson and Lynda S. Johnson, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 240 on plat of ORCHARD ACRES which plat is recorded in the RMC Office for Greenville, S.C. in Plat Book YY at Page 115, and having, according to a more recent survey entitled "Property of Kenneth H. Johnson and Lynda S. Johnson", prepared by Carolina Surveying, dated January 25, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Fairhaven Drive, at the joint front corner of Lots 239 and 240 and running thence with the joint line of said Lots, N. 3-21 W. 268.4 feet to a point in center of creek; thence with center line of creek, N. 82-58 E. 90.2 feet to a point at the joint rear corner of Lots 240 and 241; thence with the joint line of said Lots, S. 3-21 E. 274.2 feet to an iron pin on the Northern side of Fairhaven Drive; thence with the Northern side of said Drive, S. 86-39 W. 90 feet to the beginning corner.

THIS conveyance is subject to all restrictions, easements and rights-of-way of record affecting said property, including, but not limited to, a Duke Power right-of-way and sanitary sewer line.

THIS being the same property conveyed to the grantors herein by deed of Mortgage Guaranty Insurance Corporation, dated June 7, 1976, recorded in the RMC Office for Greenville County, S.C. June 11, 1976 in Deed Book 1037 at Page 832.

-276-731-3-187

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 February, 1978

SIGNED, sealed and delivered in the presence of:

*John L. Richardson*  
Notary Public for Greenville County, S.C.  
My commission expires: 2/28/79

*Carlton M. Jean* (SEAL)  
*Pamela B. Jean* (SEAL)

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STATE OF TEXAS }  
COUNTY OF Allen

PROBATE

Personally appeared the und signed 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 February, 1978

*John L. Richardson* (SEAL)  
Notary Public for Allen County, Texas  
My commission expires: 2/28/79

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STATE OF TEXAS }  
COUNTY OF Allen

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 February, 1978

*John L. Richardson* (SEAL)  
Notary Public for Allen County, Texas  
My commission expires: 2/28/79

*Pamela B. Jean*  
Pamela B. Jean

2.00CT

RECORDED this 17 day of FEB 17 1978  
At 3:17 P.M. 21403

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