

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C. GRANTEE: REALISTIC BUILDERS, INC.
301 Mills Avenue
Greenville, S. C. 29605
FILED
GREENVILLE CO. S. C.
APR 7 9 42 AM '78
VOL 1076 PAGE 704

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DONNIE S. TANKERSLEY
KNOW ALL MEN BY THESE PRESENTS, that We, W. Nelson and Joyce S. Nelson

in consideration of -----Four Thousand Nine Hundred and No/100 (\$4,900.00)----- Dollars
and assumption of mortgage set out 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 Realistic Builders, Inc., its successors and assigns, forever;

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southeastern corner of the intersection of Collinwood Lane with Brushy Creek Road, Greenville County, South Carolina, being known and designated as Lot #1 on a plat entitled "Collinwood Park", made by J. C. Hill, dated Oct. 1962, recorded in the RMC Office for Greenville County, South Carolina in Plat Book CCC, at Page 27, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Collinwood Lane at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of said Lots, S. 77-0 E. 150 feet to an iron pin; thence S. 13-0 W. 100 feet to an iron pin in the northern side of Brushy Creek Road; thence along the northern side of Brushy Creek Road, N. 86-0 W., 126.8 feet to an iron pin; thence with the curve of the intersection of Brushy Creek Road and Collinwood Lane, the chord of which is N. 37-0 W. 132.4 feet to iron pin on eastern side of Collinwood Lane; thence along the eastern side of Collinwood Lane, N. 13-0 E., 98.5 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the grantors herein by deed of Marvin E. Haygood and Jean Z. Haygood recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1056, at Page 606, on May 16, 1977.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Greer Federal Savings and Loan Association in the principal amount of \$29,500.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1397, Page 575, and having a present principal balance due thereon of \$ 29,195.41

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 31st day of March 1978

SIGNED, sealed and delivered in the presence of
W. Nelson (SEAL)
Joyce S. Nelson (SEAL)

Francis R. Leutke

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 31st day of March 19 78
Francis R. Leutke (SEAL)
Notary Public for South Carolina
My commission expires:

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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
31st day of March 1978
Joyce S. Nelson (SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this APR 7 1978 at
At 9:42 AM. 29558

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