

19 Woodleigh Dr. Dayton, OH 45424

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C.

PLAT 5 347

1075 685

KNOWN ALL MEN BY THESE PRESENTS, that POLLY D. WALLACE, RESIDENT OF GREENVILLE, S.C.

in consideration of ONE (\$1.00) DOLLAR, LOVE AND AFFECTION AND ASSUMPTION OF MORTGAGE AS SET OUT BELOW 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 JAMES E. WALLACE, JR., his heirs and assigns, forever:

ALL MY ONE-HALF (1/2) UNDIVIDED INTEREST IN AND TO:

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 107 of a subdivision known as Colonial Hills, Section 3, as shown on plat thereof prepared by Piedmont Engineers & Architects May 7, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at Page 91, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of Woodleigh Drive, joint front corners of Lots 107 and 108, and running thence along the joint line of said lots, N 02-52 E, 157.4 feet to an iron pin; thence N 22-01 E, 72.6 feet to an iron pin; thence N 57-32 E, 58.8 feet to an iron pin; thence S 43-35 E, 88 feet to an iron pin at the joint corner of Lot 106; thence S 15-24 W, 211.3 feet to an iron pin on the north side of Woodleigh Drive, joint front corner of Lots 106 and 107; thence along the north side of Woodleigh Drive, N 82-40 W, 90 feet to the beginning corner.

This is the same property conveyed to the Grantor and Grantee herein by deed of Anthony M. Walker, Jr. dated June 19, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1020 at Page 89 on June 20, 1975.

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The Grantee assumes and agrees to pay the balance due on that certain mortgage given to Greer Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1245 at Page 267 and having an approximate balance of \$21,000.00.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 25 day of April 19 78

SIGNED, sealed and delivered in the presence of:

Richard N. Foy
C. Ben Bowen

Polly D. Wallace (SEAL)
Polly D. Wallace (SEAL)

(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25 day of April 19 78

Richard N. Foy (SEAL)
Notary Public for South Carolina

C. Ben Bowen

My commission expires: 3-20-84

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

N/A RENUNCIATION OF DOWER
WOMAN GRANTOR

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, 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 _____ day of _____ 19 _____

(SEAL)

Notary Public for South Carolina.

My commission expires: _____

RECORDED this _____ day of MAY 5 1978 at 3:47 P. M., No. _____

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