

1 TITLE TO REAL ESTATE - Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1075 - 810

KNOW ALL MEN BY THESE PRESENTS, that Charles R. Brooks and Matilda B. Brown Brooks

in consideration of Five Thousand Seven Hundred Sixty-Four and 91/100 (\$5,764.91) Dollars, and assumption of mortgage as 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 Jesus M. Acosta and Carolina Acosta, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being shown as Lot Number 31, Parkdale, on a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR, at Page 55, and fronting on White Horse Road.

This is the identical property conveyed to the grantors herein by deed of Robert Eldridge Byrum and Frances O. Byrum recorded on July 26, 1974 in Deed Book 1003 at Page 639.

This property is conveyed subject to restrictions recorded in the RMC Office for Greenville County, S. C., in Deed Book 658, at Page 67; to a five-foot drainage and utility easement along all side and rear lot lines; to a sewer right-of-way as shown on plat recorded in Plat Book 4P, at Page 07, taken through condemnation per Judgment Roll No. L-5663 of the records of the Clerk of Court for Greenville County, S. C.; and to any other easements, restrictions, rights-of-way and/or zoning ordinances of record and/or on the ground affecting said property, if any.

305-845-1-53

As part of the consideration for this purchase, grantees assume and agree to pay the balance of that certain real estate mortgage assumed by grantors on July 26, 1974, from Robert Eldridge and Frances O. Byrum to Cameron Brown in the original amount of \$26,000.00 recorded in Volume 1296 of Real Estate Mortgages at Page 849, having a present balance of approximately \$25,035.09.

Grantee's address: Route #1 White Horse Road
Greenville, S. C. 29609

TAX \$12.00

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, 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 1st day of May 19 78 SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (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 hereof.

Subscribed before me this 1st day of May 19 78.

[Signature] (SEAL)
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

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, successors and assigns, all her interest and claim, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

[Signature] (SEAL)
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

RECORDED this 8 day of MAY 8 1978

at 3:20 P.M.

GREENVILLE COUNTY
332105 50

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