

13 Frank H. Ginac, Greenville, S.C.

TITLE TO REAL ESTATE prepared by

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STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

KNOWN ALL MEN BY THESE PRESENTS, that FRANK H. GINAC AND DONNA C. GINAC

in consideration of THIRTY THOUSAND FIVE HUNDRED AND NO/100THS (\$30,500.00) ---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 LANA DORIS ELLIS, HER HEIRS AND ASSIGNS FOREVER.

ALL that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 226 of Del Norte Estates, Section 2; as shown on plat thereof prepared by Piedmont Engineers & Architects, recorded in the R. M. C. Office for Greenville County in Plat Book 4 N, at Pages 12 and 13, and having, according to said plat, the following metes and bounds, to-wit:

200-538-10-1-226

BEGINNING at an iron pin on the northwestern side of Tussock Road at the joint front corner of Lots Nos. 225 and 226, and running thence along the joint line of said lots, N. 46-30 W. 130 feet to an iron pin in the line of Lot No. 211; thence N. 43-30 E. 95 feet to an iron pin at the joint rear corner of Lots Nos. 226 and 227; thence along the joint line of said lots, following the center of a 10-foot drainage easement, S. 46-30 E. 130 feet to an iron pin at the joint front corner of said lots on the northwestern side of Tussock Road; thence along the northwestern side of Tussock Road, S. 43-30 W. 95 feet to an iron pin, the point of beginning; being the same conveyed to Master Construction Corp. by Threatt-Maxwell Enterprises, Inc. by deed dated November 10, 1971 and recorded in the R. M. C. Office for Greenville County in Deed Vo. 933, at Page 423.

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s) or on the premises.

THIS is the same property conveyed to the Grantor, Frank H. Ginac and Donna C. Ginac by deed dated November 22, 1978 and recorded in the R. M. C. Office for Greenville County in deed Book 961 at Page 108.

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 8 day of May 1978

SIGNED, sealed and delivered in the presence of:
[Signatures of witnesses and grantors with seals]

STATE OF ~~SOUTH CAROLINA~~ TENNESSEE PROBATE
COUNTY OF ~~GREENVILLE~~ DAVIDSON

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 8th day of May 1978
[Signatures of notary and witness]

STATE OF ~~SOUTH CAROLINA~~ TENNESSEE RENUNCIATION OF DOWER
COUNTY OF ~~GREENVILLE~~ DAVIDSON

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 8th day of May 1978
[Signatures of notary and witness]

RECORDED this 26 day of May, 1978
AT 4:13 P.M. No. 35432

4328 (RV-2)