

206 S. Almond Dr., Simpsonville, SC

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

1982 JUL 4 100

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY
JUL 5 1978

KNOW ALL MEN BY THESE PRESENTS, that James M. Donnelly and Frances P. Donnelly

in consideration of Fifty-three Thousand and No/100-----(\$53,000.00)-- 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 James D. McGuire and Patricia B. McGuire, their heirs and assigns forever:

ALL that 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 No. 205, Section IV, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 24, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of South Almond Drive, at the joint front corner of Lots 205 and 206 and running thence with the joint line of said Lots, S. 56-36 W. 181.35 feet to an iron pin on the line of property now or formerly of Richardson; thence with said Richardson line, N. 33-29 W. 152.9 feet to an iron pin at the joint corner corner of Lots 204 and 205; thence with joint line of said Lots, N. 57-30 E. 182.21 feet to an iron pin on the Southwestern side of South Almond Drive; thence with the Southwestern side of South Almond Drive, S. 33-10 E. 150.0 feet to the beginning corner.

THIS being the same property conveyed to the grantors herein by deed of Builders & Developers, Inc., dated November 14, 1973, recorded in the RMC Office for Greenville County, S.C. on November 15, 1973 in Deed Book 988 at Page 335.

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)' hand(s) and seal(s) this 3rd day of July, 1978

SIGNED, sealed and delivered in the presence of:

James M. Donnelly (SEAL)
Frances P. Donnelly (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 written deed and that s/he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of July, 1978

Notary Public for South Carolina (SEAL)
My commission expires: 8-19-80

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 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

3rd day of July, 1978
Notary Public for South Carolina (SEAL)
My commission expires: 8-19-80

Frances P. Donnelly

RECORDED this 5 day of JUL 5 1978

at 10:45 A.M. 220

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