

GREENVILLE COUNTY

ADDRESS: 101 Spring Valley Road
Greenville, S. C.
29615

TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard & Mitchell, P.A., Greenville, S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Joseph Leland, Jr.

in consideration of One (\$1.00) Dollar, love and affection and assumption of mortgage indebtedness set forth 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 Jean M. Leland, her heirs and assigns forever

ALL MY UNDIVIDED ONE-HALF 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, and in Butler Township, being known and designated as Lot No. 7 as shown on a plat prepared by Dalton & Neves, Engineers, dated December, 1952, entitled "Map of Morningside", recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EE at Pages 2 and 3, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Spring Valley Road at the joint front corner of Lots Nos. 7 and 8, and running thence with the line of Lot No. 8, N. 47-40 E. 187.5 feet to an iron pin at the joint corner of Lots Nos. 7, 8, 15 and 16; thence with the line of Lot No. 16, N. 42-20 W. 119 feet to an iron pin on the Southeastern side of High Point Street; thence with the Southeastern side of High Point Street S. 46-02 W. 163.9 feet to an iron pin; thence with the curve of the intersection of High Point Street and Spring Valley Road, the chord of which is, S. 1-22 W. 35.3 feet to an iron pin; thence with the Northeastern side of Spring Valley Road, S. 42-58 E. 88.6 feet to the point of beginning.

The above property is the same property conveyed to Joseph Leland, Jr. and Jean M. Leland by deed of James A. Hayes recorded September 1, 1964 in Deed Book 756 at Page 467 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given to First Federal Savings and Loan Association, recorded December 31, 1964 in Mortgage Book 982, page 426, in the original sum of \$14,800.00, which has a present balance due in the sum of \$ 6,756.71.

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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 21st day of July 19 78
Signed, sealed and delivered in the presence of:
Constance B. McBrine (SEAL)
Aileen D. Putman (SEAL)
Joseph Leland, Jr. (SEAL)
JOSEPH LELAND, JR. (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 21st day of July 19 78
Constance B. McBrine (SEAL)
Notary Public for South Carolina 5/22/83
Aileen D. Putman

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER GRANTEE WIFE OF 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 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 21st day of July 19 78
(SEAL)

Notary Public for South Carolina
My commission expires:
RECORDED this 24 day of JUL 24 1978 at 10:24 A. M. No. 2331

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