

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

120 Colvin Road
Greenville, S.C. 29615

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA Q. RATLIFF

in consideration of FORTY SEVEN THOUSAND AND NO/100 (\$47,000.00) 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 KIRIT H. PANDYA AND MADHAVI K. PANDYA, their heirs and assigns:

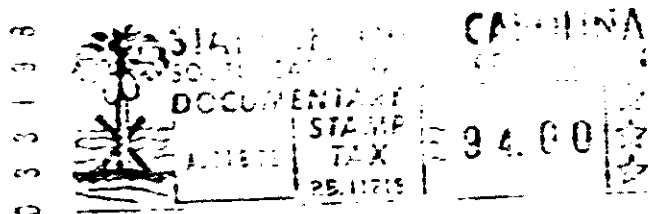
ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Colvin Road, in Greenville County, South Carolina, being shown and designated as Lot No. 45 on a plat of HERITAGE HILLS made by Piedmont Engineers & Architects, dated May 26, 1964, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book YY, page 187, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Colvin Road at the joint front corners of Lots Nos. 44 and 45; and running thence with the common line of said lots, S. 9-45 E., 170 feet to a point; thence N. 80-15 E., 105 feet to a point at the joint rear corners of Lots Nos. 45 and 46; thence with the common line of said lots, N. 9-45 W., 170 feet to a point on Colvin Road; thence with the southern side of Colvin Road, S. 80-15 W., 105 feet to the point of BEGINNING.

The above property is the same conveyed to the grantor herein by deed of William K. Manning recorded in Deed Book 1023 at page 174 on August 26, 1975, and is hereby conveyed subject to rights of way, easements, conditions, roadways, set-back lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville County property taxes for the tax year 1978 and subsequent years.

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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 17th day of August 19 78
Signed, sealed and delivered in the presence of:
Allen S. Proctor (SEAL) Patricia Q. Ratliff (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 17th day of August 19 78
Allen S. Proctor (SEAL) [Signature]

STATE OF SOUTH CAROLINA } RENUNCIATION OF POWER NOT NECESSARY-GRANTOR FEMALE
COUNTY OF GREENVILLE }
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 _____ day of _____ 19 _____ (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84
RECORDED this AUG 18 1978 at 10:52 A. M. No. 5353

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