

21 County Cork Drive, Greenville, S. C.

TITLE TO REAL ESTATE - Prepared by Julius B. Arken, Notary Public

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MAY 25 3 53 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that We, Boyce H. Kerns and Elba R. Kerns

in consideration of Seven Thousand and NO/100 Dollars and Assumption of mortgage 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 Melveta M. Sears, her heirs and assigns forever: XMKKX

ALL that certain piece, parcel, or lot of land, situate, lying and being on the eastern side of County Cork Drive, Greenville County, South Carolina, being shown and designated as Lot No. 65 on a plat of EXTENSION OF SAMROCK ACRES, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book RR, at Page 133, and having, according to a more recent survey by Richard Wooten Land Surveying Co., dated March 23rd, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of County Cork Drive, joint front corner of Lots Nos. 65 and 66, and running thence with the common line of said lots, S. 52-40 E. 186.0 feet to an iron pin; thence along the rear line of Lot No. 65, S. 34-55 W. 75.3 feet; thence continuing with the rear line of Lot No. 65, S. 45-25 W. 15 feet to an iron pin; thence with the common line of Lots Nos. 64 and 65, N. 52-40 W. 186.7 feet to an iron pin on the eastern side of County Cork Drive; thence with said Drive, N. 37-20 E. 90.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to Boyce R. Kerns and Elba R. Kerns by deed from Gary M. Edmonds and Wilma M. Edmonds, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1076, at Page 125, on March 29th, 1978.

As part of the consideration the grantee hereby agrees to pay and assume a certain mortgage in favor of Aiken-Speir Incorporated, which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in REM Book 1427, at Page 284, and has a present principal balance of \$29,764.33. (13)-305-B4.1-1-104

This deed is made subject to any restriction, easements or rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

The grantee further agrees to hereby assume the obligations to indemnify 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(s) hand(s) and seal(s) this 25th day of May 19 79

SIGNED, sealed and delivered in the presence of:

Boyce H. Kerns (SEAL)

Elba R. Kerns (SEAL)

Margaret M. Rodgers (SEAL)
Julius Arken (SEAL)

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STATE OF SOUTH CAROLINA }
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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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of May 19 79.

Julius Arken (SEAL)
Notary Public for South Carolina.

Margaret M. Rodgers

My commission expires: 9-22-82.

STATE OF SOUTH CAROLINA }
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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 25th day of May 19 79

Julius Arken (SEAL)
Notary Public for South Carolina.

Elba R. Kerns

My commission expires: 9-22-82.
RECORDED this day of 19 79.

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