

DEED TO REAL ESTATE - INDIVIDUAL FORM

Dillard, Mitchell & Arndt, P.A., Greenville, S.C.

ADDRESS:

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
JUL 22 AM '79  
DEEDS  
SHERSLEY

1137 806

KNOW ALL MEN BY THESE PRESENTS, that Glenn Gerald Rikard and Mary C. Rikard,

in consideration of Twenty-five Thousand and no/100 (\$25,000.00)----- 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 Elree Harpe, Jr., his heirs and assigns forever;

ALL that piece, parcel or lot of land together with buildings and improvements situate, lying and being on the Northwestern side of Lowndes Avenue in the City of Greenville, Greenville County, South Carolina, being shown and designated as a portion of Lots No. 85 and 86, on a plat of Dixie Heights, made by C. M. Furman, Jr., Engineer, recorded on January 31, 1937, in the RMC Office for Greenville County, S. C., in Plat Book H, Page 46, and having a more recent survey of the Property of Elree Harpe, Jr. made by Freeland and Associates, Surveyors, dated July 13, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Lowndes Avenue, said iron pin being located 42 feet from the intersection of Lowndes Avenue with Lowndes Hill Road and being located 10 feet East of the joint front corners of Lots Nos. 84 and 85 and running thence along the Northwestern side of Lowndes Avenue, N 44-12 E, 50 feet to an iron pin; thence a line through Lot 86, N 44-48 W, 150 feet to an iron pin; thence S 45-12 W, 50 feet to an iron pin; thence S 44-48 E, 150 feet to an iron pin, the beginning corner.

THIS is the same property conveyed unto Glenn Gerald Rikard and Mary C. Rikard by deed of Allan John Underwood recorded in Deed Book 937, Page 395 on March 3, 1972, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instrument of public record and actually existing on the ground affecting said property.

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THE Grantees agree to pay Greenville County and City of Greenville property taxes for the tax year 1979 and subsequent years.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
5000

GREENVILLE COUNTY  
07672  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
JUL 26 79  
27.50

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 24th day of July 1979

Signed, sealed and delivered in the presence of:

*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_

*Glenn Gerald Rikard*  
\_\_\_\_\_  
GLENN GERALD RIKARD (SEAL)  
*Mary C. Rikard*  
\_\_\_\_\_  
MARY C. RIKARD (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.

Suborn to before me this 24th day of July 19 79

*[Signature]*  
\_\_\_\_\_  
Notary Public for South Carolina  
My commission expires: 3/26/89

*John M. Dillard*  
\_\_\_\_\_  
JOHN M. DILLARD

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

24th day of July 19 79

*[Signature]*  
\_\_\_\_\_  
Notary Public for South Carolina  
My commission expires: 3/26/89

*Mary C. Rikard*  
\_\_\_\_\_  
MARY C. RIKARD

RECORDED this 26th day of July 1979 at 10:22 A.M. M. No. 21524

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