

104 East Woodburn Drive  
Taylors, S. C. 29687

DEED TO REAL ESTATE - INDIVIDUAL FORM - Deed, Mortgage & Aerial, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

S. C.  
SLEY

VA 1112 645

KNOW ALL MEN BY THESE PRESENTS, that John Steve Warren and Geraldine Ruth Zimmerman Warren

in consideration of Seventy-two Thousand and no/100 (\$72,000.00) 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 Michael J. Koverman and Rosalie Koverman, their heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southwestern side of East Woodburn Drive in Greenville County, South Carolina, being shown and designated as Lot No. 21 on a plat entitled SEVEN OAKS made by C. O. Riddle, dated May 15, 1972, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-R at Page 6 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of East Woodburn Drive, said pin being the joint front corner of lots 21 and 22 and running thence with the common line of said lots, S. 59-31 W. 181.3 feet to an iron pin, the joint rear corner of lots 21 and 22; thence N. 16-43 W. 91.7 feet to an iron pin, the joint rear corner of lots nos. 20 and 21; thence with the common line of said lots, N. 58-30 E. 159.5 feet to an iron pin on the southwesterly side of East Woodburn Drive; thence with the southwesterly side of East Woodburn Drive, S. 30-29 E. 91.8 feet to an iron pin, the point of beginning. - 11-276-72,1-1-21

The above property is the same property conveyed to the grantors by deed of John M. Schubert and Morton D. Bohn, Jr. as Trustees recorded April 30, 1976 in Deed Book 1035 at Page 513 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, and subject to a sewer right of way 25 feet in width and a drainage easement 20 feet in width crossing the rear portion of the above property as shown on the recorded subdivision plat.

The grantees agree and assume to pay Greenville County property taxes for the tax year 1979 and subsequent years.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incidental 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 28th day of September 19 79

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

*[Signature]* (SEAL)  
JOHN STEVE WARREN  
*[Signature]* (SEAL)  
GERALDINE RUTH ZIMMERMAN WARREN

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 28th day of September 19 79

*[Signature]* (SEAL)  
Notary Public for South Carolina  
My commission expires: 3/26/89

*[Signature]*  
JACK H. MITCHELL, III

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

28th day of September 1979

*[Signature]* (SEAL)  
Notary Public for South Carolina  
My commission expires: 3/26/89

*[Signature]*  
GERALDINE RUTH ZIMMERMAN WARREN

RECORDED this OCT 1 1979 at 10:16 A.M. 10911

GREENVILLE COUNTY  
RECORDED  
79.20

0.643

4328 RV-2