

TITLE TO REAL ESTATE - Prepared by Julius B. Arndt, Esq., Greenville, S.C.

STATE OF SOUTH CAROLINA } GRANTEES' address: 14 Eastcliffe Way
COUNTY OF GREENVILLE } GREENVILLE, SC 29611

KNOW ALL MEN BY THESE PRESENTS, that we, **Vernon L. Misenheimer and Patty G. Misenheimer**

in consideration of **Thirty-Two Thousand Five Hundred Seventy-Nine and 81/100 (\$32,579.81) Dollars** and assumption of that mortgage hereinafter set forth the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release **forth unto Joe Michael Brown and Peggy Diane Brown, their heirs and assigns forever:**

ALL that piece, parcel or lot of land lying, being and situate on the Northern side of Eastcliffe Way in Greenville Township, County and State aforesaid, being shown and designated as Lot No. 209 of Section 3 of Westcliffe Subdivision on plat of same recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, at pages 74 and 75, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northern side of Eastcliffe Way at the joint front corner of Lots 209 and 210, and running thence with the line of Lot 210, N. 33-12 W. 172 feet to an iron pin; thence, N. 56-48 E. 100 feet to an iron pin at the corner of Lot 208; thence with the line of Lot 208, S. 33-12 E. 172 feet to an iron pin; thence with the Northern side of Eastcliffe Way, S. 56-48 W. 100 feet to the beginning point.

This deed is made subject to restrictions as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 783, at Page 405; and is further made subject to any other restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

This is the same property conveyed to the grantors herein by deed of William P. Thomas and Elizabeth H. Thomas, dated December 8, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 962, at Page 464.

Grantees are to pay the 1980 Greenville County property taxes.

As part of the consideration herefor, the grantees assume and agree to pay that certain real estate mortgage given to Fidelity Federal Savings and Loan Association by the grantors herein in the amount of \$26,750.00 and recorded on December 11, 1972, in the RMC (SEE REVERSE)

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 14th day of April 1980

SIGNED, sealed and delivered in the presence of:

William J. Barnes
Nancy D. Suarez

Vernon L. Misenheimer (SEAL)
Vernon L. Misenheimer
Patty G. Misenheimer (SEAL)
Patty G. Misenheimer (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE 305-133.2-5-150

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 14th day of April 1980

William J. Barnes (SEAL)

Nancy D. Suarez

Notary Public for South Carolina
My commission expires: 9/22/82

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 14th day of April 1980.

William J. Barnes (SEAL)

Patty G. Misenheimer
PATTY G. MISENHEIMER

Notary Public for South Carolina
My commission expires: 9/22/82

RECORDED this _____ day of _____ 19__

2090

4328 RV-2