

ADDRESS: 102 Rockwood Drive
Greenville, SC 29605

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Mitchell & Arrial, Greenville, S.C.

STATE OF SOUTH CAROLINA

JUN 22 1981

1150-824

COUNTY OF GREENVILLE

RSLEY

KNOW ALL MEN BY THESE PRESENTS, that Louis A. Seaborn, Jr.

in consideration of Seventy-five Thousand and no/100 (\$75,000.00) -----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 Joseph A. Todd, Jr. and Elizabeth Ann Todd, 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 northwestern side of Rockwood Drive and on the southern side of Meyers Drive (formerly known as Marietta Street) in the City of Greenville, Greenville County, South Carolina being known and designated as lot no. 32 as shown on a plat entitled ROCKWOOD PARK made by Pickell & Pickell Engineers dated August 24, 1948, revised October 5, 1948, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S at Pages 168 and 169 and having according to a more recent survey by R. W. Dalton dated June 11, 1954 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Rockwood Drive at the joint front corner of lots nos. 32 and 33 and running thence along the line of lot 33, N. 51-34 W. 167.2 feet to an iron pin in the line of lot no. 31; thence along the line of lot no. 31, N. 44-06 E. 152.8 feet to an iron pin on the southern side of Meyers Drive; thence with the curve of the intersection of Meyers Drive and Rockwood Drive the chord of which is S. 15-07 E. 130.2 feet to an iron pin on the northwestern side of Rockwood Drive; thence with the northwestern side of Rockwood Drive, S. 38-26 W. 88.3 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the grantor by deed of Shirley C. Wenger and Irvin Wenger recorded October 10, 1962 in Deed book 708 at Page 448 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. (14) 519-214-7-6

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP 150.00
GREENVILLE COUNTY 02050
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 82.50
JUN 26 1981

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 grantees(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 grantees(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 22 day of June 19 81.
Signed, sealed and delivered in the presence of:
Jack H. Mitchell III (SEAL)
Louis A. Seaborn, Jr. (SEAL)
LOUIS A. SEABORN, JR. (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 22nd day of June 19 81
Notary Public for South Carolina My commission expires: 3/26/89
Jack H. Mitchell III (SEAL)
JACK H. MITCHELL, III

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
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 grantees(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 22nd day of June 19 81
Notary Public for South Carolina My commission expires: 3/26/89
SARA S. SEABORN
RECORDED the JUN 26 1981 10:18 A.M. No. 35534

42050

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