

Grantee's Address: 302 Middle Brook Road, Greer, S.C. 29651
Prepared by WYCHE, BURGESS, FREEMAN & PABLAN, P. A., Attorneys at Law, Greenville, S.C. 1151-191

State of South Carolina
GREENVILLE COUNTY
TITLE TO REAL ESTATE

Know All Men by These Presents:
That Richard W. Nagy and Carol Anne Nagy, hereafter referred to as Grantor, in consideration of the sum of One Hundred Twenty Five Thousand and No/100 (\$125,000.00) DOLLARS, paid to Grantor by Jean Michel Vargas and Denise D. Vargas, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Middle Brook Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 153, on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 5D, at Page 72 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Middle Brook Road, said pin being the joint front corner of Lots 152 and 153 and running thence N. 38-41-10 W. 145.35 feet to an iron pin, the joint rear corner of Lot Nos. 152 and 153; thence S. 50-56-34 W. 147 feet to an iron pin, the joint rear corner of Lot Nos. 153 and 154; thence with the common line of said lots S. 64-11-34 E. 138.04 feet to an iron pin on the northwesterly side of Middle Brook Road; thence with the northwesterly side of Middle Brook Road on a curve the chord of which is N. 59-07-56 E. 59.95 feet to an iron pin; thence continuing with Middle Brook Road on a curve the chord of which is N. 71-45-08 E. 35.36 feet to an iron pin, the point of beginning.

This conveyance is subject to a five foot drainage and utility easement along side and rear lot lines, and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

11(195)534.3-1-219

This is the same property conveyed to the Grantors herein by deed from Cothran & Darby Builders, Inc., dated December 3, 1976, recorded December 3, 1976 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1047 at Page 229.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 27th day of August, 1981.

Signed, Sealed and Delivered in the Presence of

Wm E. Carpenter
Sara A. Barfield

Richard W. Nagy (Seal)
Richard W. Nagy (Seal)
Carol Anne Nagy (Seal)
Carol Anne Nagy (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 27th day of August, 1981.
Sara A. Barfield (Seal)
Notary Public for South Carolina
My Commission expires XXXXXXXXXX 9-23-90

Wm E. Carpenter

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Carol Anne Nagy, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 27th day of August, 1981.
Sara A. Barfield (Seal)
Notary Public for South Carolina
My Commission expires XXXXXXXXXX 9-23-90

Carol Anne Nagy
Carol Anne Nagy

Recorded this _____ day of _____, 19____, at _____ M., No. _____

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