

GRANTEE ADDRESS: 44 Mount Vista Avenue, Greenville, South Carolina 29605
Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, S.C. 1186 881

State of South Carolina S.C. TITLE TO REAL ESTATE
GREENVILLE COUNTY 4 52 PM '83 Know All Men by These Presents:

That Theodore S. Stern and Martha W. Stern, hereafter referred to as Grantor, in consideration of the sum of Sixty-eight Thousand, Four Hundred Twenty and no/100 DOLLARS, paid to Grantor by Alan D. Austin and Owen J. Austin, 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 successors and assigns, forever:

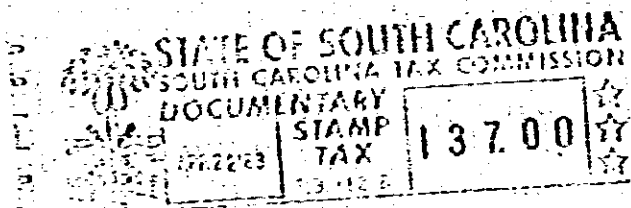
All that piece, parcel or lot of land, situate, lying and being in the southern side of Mount Vista Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 177 on a plat of Traxler Park, recorded in the RMC Office for Greenville County, South Carolina in Plat Book F, at page 114, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Mount Vista Avenue at the joint front corner of Lots 176 and 177, and running thence with the south side of Mount Vista Avenue, N 64-37 E 70 feet to an iron pin at the corner of Lot 178; thence with the line of Lot 178 S 25-23 E 225 feet to an iron pin; thence S 64-37 W 70 feet to an iron pin; thence N 25-23 W 225 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

15(500) 205-3-45

This is the same property conveyed to the grantor herein by deed of Marion P. B. Rose recorded in the RMC Office for Greenville County, S. C. in Deed Book 1060 at page 672 on July 15, 1977.



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 22nd day of April, 1983.

Signed, Sealed and Delivered in the Presence of

Carl Muller
Owen J. Austin

Theodore S. Stern (Seal)
Theodore S. Stern (Seal)
Martha W. Stern (Seal)
Martha W. Stern (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 22nd day of April, 1983.
Carl Muller (Seal)
Notary Public for South Carolina
My Commission expires January 1, 1984

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. Martha W. Stern, 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 22nd day of April, 1983.
Carl Muller (Seal)
Notary Public for South Carolina
My Commission expires January 1, 1984

Martha W. Stern
Martha W. Stern

Recorded this APR 22 1983 day of April, 1983, at 4:52 P. M., No. 27691