

FILED

TITLE TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER, Attorneys at Law, 100 Williams St. Greenville, S.C.

STATE OF SOUTH CAROLINA JUL 22 3 49 PM '83

COUNTY OF GREENVILLE DONNA S. TAYLORSLEY R.M.C.

QUIT CLAIM DEED

1192-956

KNOW ALL MEN BY THESE PRESENTS, that I, NANCY PENNELL KING, As Administratrix, C.T.A., of the Estate of Margaret Lupo, deceased,

in consideration of Five and No/100 (\$5.00) Dollars and of the premises set forth below 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 JEANNIE H. LIGON and RICHARD C. LIGON, their heirs and assigns forever, ALL OF MY RIGHT, TITLE AND INTEREST AS ADMINISTRATRIX, C.T.A., OF THE ESTATE OF MARGARET LUPU, DECEASED, IN AND TO THE FOLLOWING REAL ESTATE:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of East Fairview Avenue (now known as East Montclair), in the City of Greenville, South Carolina, and being shown as Lot No. 19 on the plat recorded in Plat Book L, page 49, of the RMC Office and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northerly side of East Fairview Avenue (now known as East Montclair) which constitutes the joint front corner of Lots 18 and 19, and running thence along the common line of said lots N. 23-30 E. 165 feet to the joint rear corner of said lots; thence S. 66-04 E. 85 feet to the joint rear corner of Lots 19 and 20; thence along the common line of said lots S. 23-30 W. 165 feet to a point on the northern edge of East Fairview Avenue (now known as East Montclair); thence along said Avenue N. 66-04 W. 85 feet to the beginning corner.

12(500) 179-2-20 (Note)

This is the same property conveyed by Lucy L. Hindman unto Margaret Lupo by deed recorded in the RMC Office on the 16th day of March, 1950, in Deed Book 404, page 530. On November 21, 1982, Margaret Lupo died testate and thereafter her Will was proved in common form. Under the terms of her Last Will and Testament, she had designated the South Carolina National Bank as Executor of her estate. The South Carolina National Bank elected not to qualify and on proper petition, the Grantor herein was appointed Administratrix, C.T.A., of said estate, all as will more fully appear in Apt. 1738, File 14 in the Office of Probate Court for Greenville County. Under the terms of the Testator's Will, the Executor was granted the full power of sale of assets of the estate. The Grantor has petitioned the Court for her discharge having fully administered upon said estate and the final hearing for discharge is set for August 8, 1983. Under Item II of said Will, the Testator devised her house and lot located at #15 East Montclair Avenue, Greenville, South Carolina, to Marie Stewart Sargent. Marie Stewart Sargent has sold said premises to the Grantees herein and has executed an appropriate deed to said Grantees. Since the Grantor herein, as Administratrix,

was given the power of sale under said Will, she does hereby execute and deliver the within 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 20th day of July, 19 83

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of witnesses: Darlene M. Roberts and another.

NANCY PENNELL KING, as Administratrix, C.T.A., of the Estate of Margaret Lupo, deceased (SEAL)

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 20th day of July, 19 83

Notary Public for South Carolina (Signature: Darlene M. Roberts)

My commission expires 5/29/89

STATE OF SOUTH CAROLINA } COUNTY OF

RENUNCIATION OF DOWER

N/A

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this day of 19

Notary Public for South Carolina (SEAL)

My commission expires 22nd July

RECORDED this 19 day of July, 19 83, at 3:49 P/ M., No. 25-13

Vertical stamp: 1192-956

Vertical stamp: 4328-RV-27