

ADDRESS: 17 Clarendon Avenue
Greenville, S.C. 29609

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
AUG 5 10 23 AM '83
DICKIE'S

1193-824

KNOW ALL MEN BY THESE PRESENTS, that Frankie M. Russo, now known as Frankie M. Russo Dickson, individually and as Executrix of the Estate of Allan L. Russo, Deceased in consideration of One Hundred Thirty-Five Thousand and no/100 (\$135,000.00) 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 Rolf W. Hemmerling and Marjorie E. Hemmerling, their heirs and assigns:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Clarendon Avenue in Greenville County, South Carolina containing 1.6 acres, more or less, as shown on a plat entitled PROPERTY OF ROLF W. HEMMERLING AND MARJORIE E. HEMMERLING made by Freeland & Associates dated August 3, 1983, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9X at Page 13 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Clarendon Avenue, said iron pin being located 1,059 feet, more or less, in a southwesterly direction from the intersection of Clarendon Avenue and Franklin Road and also being the joint corner of the within described property and property now or formerly belonging to W. H. Harmon, Jr. and running thence with Clarendon Avenue, S. 48-02 W. 232.27 feet to an iron pin; thence N. 42-35 W. 311.35 feet to an iron pin on the southeastern side of South Carolina Highway No. 253; thence along the right of way of the southeastern side of Highway No. 253, N. 53-42 E. 233.94 feet to an iron pin; thence S. 42-32 E. 288.24 feet to an iron pin, the point of beginning.

12(235)164-3-64.1

The above described property is the same property conveyed to Allan L. Russo and Frankie M. Russo by deed of James M. Doehring and Gina G. Doehring recorded December 3, 1980 in Deed Book 1138 at Page 304. The said Allan L. Russo died testate a resident of Greenville County, South Carolina on May 16, 1982 devising his interest in the above described property to his wife, Frankie M. Russo, the grantor herein. Frankie M. Russo has remarried and is now known as Frankie M. Russo Dickson. Further, the grantor is the duly appointed and acting Executrix of the Estate of Allan L. Russo as will appear by reference to Apartment No. 1707, File No. 7 in the Greenville County Probate Court. The above described property 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.

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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 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 5th day of August 19 83

Signed, sealed and delivered in the presence of

Frankie M. Russo

Frankie M. Russo (SEAL)
FRANKIE M. RUSSO, NOW KNOWN AS

Frankie M. Russo Dickson

Frankie M. Russo Dickson (SEAL)
FRANKIE M. RUSSO DICKSON, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF ALLAN L. RUSSO, DECEASED

STATE OF SOUTH CAROLINA
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 5th day of August 19 83

Frankie M. Russo (SEAL)

Frankie M. Russo

Notary Public for South Carolina
My commission expires: 3/26/89

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY - WOMAN GRANTOR

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

day of 19

(SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at M. No.

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