

FILED
S.C.

TITLE TO REAL ESTATE of Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S.C. 29601
 STATE OF SOUTH CAROLINA 2 18 83
 COUNTY OF GREENVILLE
 Grantee(s) Mailing Address: VFL 1201 PAGE 490
 X 106 Beauclair Drive
 Simpsonville, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that STEVE L. RIVENBARK AND GLORIA M. RIVENBARK (formerly known as Gloria L. Moon)

in consideration of Ten thousand one hundred seventy-seven and 08/100ths ----- Dollars, and assumption of mortgage as set forth below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JAMES FERNANDES, his heirs and assigns forever

ALL that lot of land with the buildings and improvements thereon situate on the east side of Cheyenne Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 272 on plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville, South Carolina, in Plat Book 4-N at Page 30 and having, according to said plat, the following metes and bounds, to wit: 18(899) 574.8-1-93

BEGINNING at an iron pin on the east side of Cheyenne Drive at the joint corner of Lots 271 and 272 and runs thence along the line of Lot 271 S 82-57 E, 143.7 feet to an iron pin; thence along the line of Lots 269 and 268 S 2-32 W, 82.5 feet to an iron pin; thence along the line of Lot 273 N 84-23 W, 150 feet to an iron pin on the east side of Cheyenne Drive; thence along Cheyenne Drive N 6-53 E, 86 feet to the beginning corner.

DERIVATION: Deed of Ralph G. Hall, Jr. and Verna W. Hall recorded in Deed Book 1089 at page 601 in the Greenville County RMC Office.

As a part of the above stated consideration the grantee, by the acceptance of the delivery of this deed, does hereby expressly agree to assume and be responsible for the payment of the balance due on that certain mortgage executed by Steve L. Rivenbark & Gloria L. Moon to Panstone Mortgage Service, Inc. recorded October 10, 1978 in Mortgage Book 1446 at Page 755 in the Greenville County RMC Office.

continued 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 29th day of November 19 83

SIGNED, sealed and delivered in the presence of:

<u>S. May Walsh</u>	<u>Steve L. Rivenbark</u> (SEAL)
<u>Betty C. Minnis</u>	Steve L. Rivenbark (SEAL)
	<u>Gloria M. Rivenbark</u> (SEAL)
	Gloria M. Rivenbark (SEAL)
	formerly known as Gloria L. Moon (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.
 SWORN to before me this 29th day of November 19 83
S. May Walsh (SEAL)
 Notary Public for South Carolina
 My commission expires: 6-15-89
Betty C. Minnis

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 grantee(s) and the grantee's(s') heirs, 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 29th day of November 19 83
S. May Walsh (SEAL)
 Notary Public for South Carolina
 My commission expires: 6-15-89
Gloria M. Rivenbark
 Gloria M. Rivenbark

RECORDED this _____ day of _____ 19____, at _____ S. C. No. _____
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