

NO TITLE EXAMINATION

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's Address: GREENVILLE, S.C.
Rt. 1, Blackberry Valley Rd.
Greenville, SC. 29611

FILED
MAY 4 10 09 AM '84
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, LANNY D. BAGWELL

in consideration of ONE (\$1.00) DOLLAR AND LOVE AND AFFECTION ----- 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 VERNER DAVID BAGWELL, his heirs and assigns:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Blackberry Valley Road, and being shown and designated as 0.75 acres on a plat entitled "Property of Verner David Bagwell", dated April 25, 1984, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 10-P, Page 7, reference to said plat is hereby craved for a metes and bounds description thereof.

ALSO: A 25' easement for ingress and egress as shown on the aforesaid plat.

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

This is a portion of the property conveyed to the above named grantor by deed of Jackie L. Joy dated January 26, 1984, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1205, Page 234 on January 27, 1984.

This conveyance is made subject to that certain mortgage indebtedness in favor of First Citizens Bank and Trust Company in the original amount of \$24,969.00, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1645, Page 580 on January 27, 1984.

13-281-509.3-1-25.4 OUT OF 509.3-1-25.2

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 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 1st day of May, 1984

SIGNED, sealed and delivered in the presence of:

Carol Herman
Diana Hannon

Lanny D. Bagwell (SEAL)
Lanny D. Bagwell (SEAL)

(SEAL)
(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 1st day of May, 1984

Diana Hannon (SEAL)
Notary Public for South Carolina

Carol Herman

(SEAL)

My commission expires 5/4/86

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 1st day of May, 1984

Diana Hannon (SEAL)
Notary Public for South Carolina

Annitta Bagwell

(SEAL)

My commission expires 5/4/86

RECORDED this day of MAY 4 1984 at 10:09 A/ M., No. 31618