

221 Lowndes Avenue, Greenville, South Carolina 29607

Title To Real Estate Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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BONNIE STANFORD

KNOW ALL MEN BY THESE PRESENTS, that James Rodney Marcus and Sadie Marcus

in consideration of Fourteen Thousand, Three Hundred, Fifteen and 31/100ths-----Dollars, (\$14,315.31) plus assumption of mortgage as noted 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 Darvin K. Shoemaker and Sarah E. Shoemaker, their heirs and assigns forever;

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, on the northwest side of Lowndes Avenue, known and designated as Lot 4 and a portion of Lot 5, Section B, Elletson Acres, according to a plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, Page 5, and having, according to a more recent plat recorded in Plat Book SS, Page 162, the following metes and bounds to-wit: -15-519-193.1-4-11

BEGINNING at an iron pin on the northwest side of Lowndes Avenue, joint front corner of Lots 3 and 4, and running thence N 55-55 W 198.3 feet; thence N 48-00 E 96.9 feet to a pin in the line of Lot 5; thence through Lot 5, S 55-55 E 173.9 feet to Lowndes Avenue; thence along said avenue, S 34-05 W 94 feet to the beginning point.

DERIVATION: This is the same property conveyed to the Grantors herein by deed of William B. and Betty Ann Mullinax as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1091, Page 62 on November 1, 1978.

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

As part of the consideration paid herefor, the Grantees agree to assume and pay the note and mortgage given by Grantors to Collateral Investment Company said mortgage being recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1448, Page 988 on November 1, 1978, having a current balance of \$39,184.69

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
15.95

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
15.95
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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, 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 21st day of December 19 79

SIGNED, sealed and delivered in the presence of:

Tami Placek
Timothy H. Farr

James Rodney Marcus (SEAL)
(James Rodney Marcus) (SEAL)
Sadie J. Marcus (SEAL)
(Sadie Marcus) (SEAL)

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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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of December 19 79

Timothy H. Farr (SEAL)
Notary Public for South Carolina
My commission expires: 10/14/86

Tami Placek
(Tami Placek)

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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, 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 21st day of December 19 79
Timothy H. Farr (SEAL)
Notary Public for South Carolina
My commission expires: 10/14/86

Sadie J. Marcus
(Sadie Marcus)

RECORDED this DEC 21 1979 day of

19 at 10:32 A. M., No. 20187

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