

NTE: JBA

TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S.C.

BOOK 1157 PAGE 105

STATE OF SOUTH CAROLINA } Grantee's mailing address: 203 Wallingford Road
COUNTY OF GREENVILLE } Greenville, SC 29609

KNOW ALL MEN BY THESE PRESENTS, that I, Robert P. Birkel,

in consideration of One (\$1.00) Dollar and partition by reason of divorce ~~XXXX~~

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Regina H. Birkel, her heirs and assigns forever:

ALL MY RIGHT, TITLE AND INTEREST, THE SAME BEING AN UNDIVIDED, ONE-HALF INTEREST, IN AND TO:

ALL that piece, parcel or lot of land, situate, lying and being on the northern side of Wallingford Road, being shown and designated as Lot No. 80 on Sheet Two of BUXTON made by Piedmont Engineers and Architects, dated November 5, 1970, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4N, at Page 3, and having such metes and bounds as appear by reference to said plat. Said lot fronts on the northerly side of Wallingford Road a distance of 92.8 feet and a distance of 40 feet on a cul-de-sac at the end of said Wallingford Road.

This conveyance is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

This is the same property conveyed to Robert P. Birkel and Regina H. Birkel by deed of Terry W. Cornwell dated December 7, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1048, at Page 847.

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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 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 13th day of October 19 81.

SIGNED, sealed and delivered in the presence of:

Robert P. Birkel (SEAL)

(SEAL)

(SEAL)

(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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13th day of October 19 81.

Julius B. Aiken (SEAL)
Notary Public for South Carolina.

My commission expires: 1/2/90

Nancy D. Barnes

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY
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 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.

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