

BOOK 702 PAGE 426

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & HORTON, Attorneys at Law,

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY



Know All Men by These Presents:

That J. ALVIN GILREATH in the State aforesaid, in consideration of the sum of TWENTY ONE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JOHN KLAUDINY and MILLICENT S. KLAUDINY, their heirs and assigns forever:

ALL that lot of land, situate on the Northeast side of Sunset Drive, in the City of Greenville, in Greenville County, South Carolina, being shown as the greater portion of lot 74 on plat no. 2 of Sunset Hills, made by Dalton & Neves, Engineers, December, 1945, recorded in the RMC Office for Greenville County, S. C., in plat book P at pages 18 & 19 and having according to said plat, the following metes & bounds to-wit:

BEGINNING at an iron pin on the Northeast side of Sunset Drive at joint front corner of lots 73 & 74 and runs thence along the northeast side of Sunset Drive S 41-10 E, 96 feet to an iron pin; thence along line of property now or formerly of J.R. Jenkinson Estate, N 55-30 E, 176.15 feet to an iron pin on the southwest edge of a five foot strip of land reserved for utilities; thence along the southwest edge of the five foot strip of land reserved for utilities, N 41-10 W, 106.1 feet to an iron pin in the rear line of lot 74, said pin being located 10 feet in a southeasterly direction from the joint rear corner of lots 72 & 74; thence in a straight line in a southwesterly direction 175 feet more or less to the beginning.

This property was conveyed to the grantor herein by deed of H. L. Cole dated September 30, 1961 and recorded in the RMC Office for Greenville County, S. C. in deed book 687 at page 166.

Grantee to pay 1962 taxes.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 19th day of July in the year of our Lord One Thousand Nine Hundred and Sixty Two

Signed, Sealed and Delivered in the Presence of

Edna C. Wall

Patrick C. Fant

J. Alvin Gilreath (Seal)



State of South Carolina, }  
Greenville County

Personally appeared before me Edna C. Wall

and made oath that he saw the within named grantor(s) J. Alvin Gilreath sign, seal and as his act and deed deliver the within written deed, and that he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 19th day of July, A. D. 19 62  
Patrick C. Fant (Seal)  
Notary Public for South Carolina

Edna C. Wall (Seal)

State of South Carolina, }  
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Merle P. Gilreath wife of the within named J. Alvin Gilreath did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto John Klaudiny and Millicent S. Klaudiny their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19th day of July, A. D. 19 62  
Patrick C. Fant (Seal)  
Notary Public for South Carolina

Mrs. Merle P. Gilreath

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 19th day of July 19 62, at 10:55 A.M., No. 2124

221-1-120  
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