

TITLE TO REAL ESTATE Prepared by Notary Public for Greenville County, South Carolina

State of South Carolina

COUNTY OF GREENVILLE

That I, Paul L. Gilmer,

Know All Men by These Presents:

in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00) Dollar, and assumption of mortgage, -----XXXXXX

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 grantee(s) JOHN H. SHEPPARD, HIS HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on Sistine Street, being shown and designated as Lot No. 7, Section 1, Victor Monaghan Mills, on plat recorded in the RMC Office for Greenville County, S. C., in Plat Book "S", at Pages 179-181, inclusive.

The within conveyance is subject to restrictions, utility easements, rights-of-way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

DERIVATION: Deed Book 950, at Page 13.

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage from grantor to C. Douglas Wilson & Co., said mortgage being in the original amount of \$8,450.00, dated 24 July 1972, recorded 25 July 1972, RMC Office for Greenville County, S. C., in Mortgage Book 1242, at Page 289, upon which there is a present balance due of \$7,993.95.

Grantor hereby transfers and assigns to grantee the insurance policy and escrow account in connection with the above loan.

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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 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, 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, or Successors 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(s) and seal(s) this 9th day of December, 1975

Signed, Sealed and Delivered in the Presence of Paul L. Gilmer (Seal) and three witnesses (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 9th day of December, A. D., 1975

Notary Public for South Carolina Commission Expires October 20, 1979

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 9th day of December, A. D., 1975

Notary Public for South Carolina

Cancelled documentary stamps attached: \$ U. S. 15032 Recorded this DEC 11 1975 at 2:56 P.M. No.

4328 RV-2