

1036 780

State of South Carolina **TITLE TO REAL ESTATE**

GREENVILLE COUNTY **Know All Men by These Presents:**

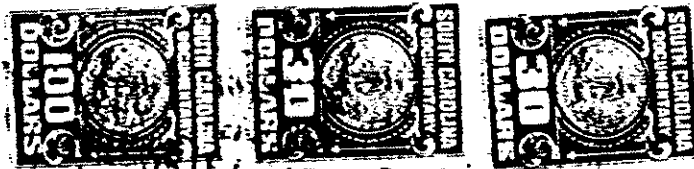
That Gene F. Cermak and Margaret L. Cermak hereafter referred to as Grantor, in consideration of the sum of Eighty-four thousand, five hundred (\$84,500.00) - - - DOLLARS, paid to Grantor by Theodore R. Hatfield hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on Rockmont Road, and being shown as all of Lot 157 on plat entitled "Lake Forest, Section III", which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, at Page 77, and having, according to said plat, the following metes and bounds, to-wit: 271 - 277 - 2 - 166

BEGINNING at an iron pin on the north side of Rockmont Road, joint corner of Lots 157 and 158, running thence N 34-56 W 150.6 feet to a point where the joint lines of Lots 157 and 158 intersect at the high water line of Lake Fairfield; thence along the shore of Lake Fairfield, the traverse line being N 65-36 E 258.1 feet to a point where the joint line of Lots 156 and 157 intersect, the high water line of Lake Fairfield; thence S 0-45 W 203.6 feet to an iron pin on Rockmont Road; thence along Rockmont Road in a curving course (the chord of which is S 79-34 W 149.1 feet) to the point of beginning.

This is the same property conveyed to the Grantors by T. F. Tyson, Jr. and Elizabeth G. Tyson on January 15, 1975, and recorded in Deed Book 1013, at Page 162, in the RMC Office for Greenville County, South Carolina.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.



9295

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 21st day of May 1976.

Gene F. Cermak (Seal)
Gene F. Cermak (Seal)
Margaret L. Cermak (Seal)
Margaret L. Cermak (Seal)

Signed, Sealed and Delivered in the Presence of

John G. Chesos
David S. Clark



STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

21st day of May, 1976

David S. Clark (Seal)
Notary Public for South Carolina

My Commission expires 4/7/, 1979

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret L. Cermak wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this

21st day of May, 1976

David S. Clark (Seal)
Notary Public for South Carolina

My Commission expires 4/7/79, 1979

Margaret L. Cermak
Margaret L. Cermak

Recorded this 24 day of MAY 1976 at 3:11 P. M., No. 30392

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