

TITLE TO REAL ESTATE - Prepared by PYLE & WYLLIE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED GREENVILLE S.C. 11 13 AM '76
DONNIE S. TANKERSLEY R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that ROBERT F. CERICOLA and CARMEL M. CERICOLA

in consideration of Twenty Thousand Three Hundred Twenty Six and 45/100 (\$20,326.45) Dollars,
and assumption of mortgage

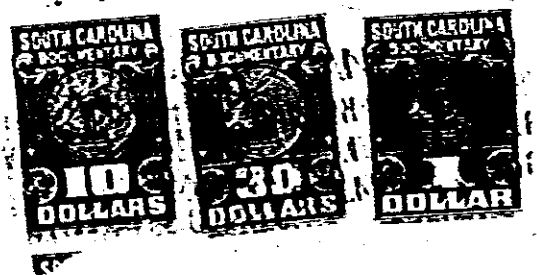
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto PHILLIP J. SMITH and JoAnn W. Smith, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 98, Section III, of Merrifield Park, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R at Page 27, reference to said plat being hereby craved for a more particular description.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

As a part of the consideration for this transfer, Grantees hereby agree to assume payment of the balance of that certain mortgage heretofore given to Carolina Federal Savings & Loan Association recorded in the RMC Office for Greenville County in Mortgage Volume 1264 at Page 537, and having a present balance of \$27,623.55.

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1100
Greenville County
Stamps
Paid \$ 22.55
Act No. 333 Sec. 1

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 25th day of May 19 76 .

SIGNED, sealed and delivered in the presence of:
Michael J. Guern
Merle S. Wilson

Robert F. Cericola (SEAL)
Carmel M. Cericola (SEAL)
Carmel M. Cericola (SEAL)
Carmel M. Cericola (SEAL)

STATE OF Pennsylvania }
COUNTY OF Philadelphia }

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 25th day of May 19 76

Merle S. Wilson
Notary Public for Pennsylvania
My commission expires: _____

Michael J. Guern
MERLE S. WILSON, NOTARY PUBLIC
PHILADELPHIA (SEAL) PHILA COUNTY
MY COMMISSION EXPIRES 17, 1977

STATE OF Pennsylvania }
COUNTY OF Philadelphia }

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 25th day of May 19 76

Merle S. Wilson
Notary Public for Pennsylvania
My commission expires: _____

Carmel M. Cericola
Carmel M. Cericola

RECORDED this _____ day of JUN 4 1976 at 11:13 A. M., No. 31589

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