

TITLE TO REAL ESTATE - INDIVIDUAL FORM DEED, 35 Mitchell & Arrial, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MAY 16 4 13 PM '79

DONNIE S. TANKERSLEY
R.M.C.

1182-088

KNOW ALL MEN BY THESE PRESENTS, that MAPLE PROPERTIES, a Partnership

in consideration of Sixty-eight Thousand Five Hundred and no/100 (\$68,500.00) --- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

W. SANDFORD WELLS and JUDY H. WELLS, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the eastern side of Westover Place, in Greenville County, South Carolina, being known and designated as Lot No. 41 as shown on a plat entitled SECTION NO. 2, CARTER'S GROVE, made by Dalton & Neves, dated August, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R at page 100, and having according to said plat the following metes and bounds, to-wit:

-11- 200 - 540.13 - 1-41

BEGINNING at an iron pin on the eastern side of Westover Place at the joint front corner of Lots Nos. 40 and 41, and running thence along the common line of said lots, N. 70-28 E., 216 feet to an iron pin in the line of property now or formerly belonging to Waddell; thence along the Waddell line, 9-30 W., 140 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence along the common line of said lots, S. 78-45 W., 164.4 feet to an iron pin on the eastern side of Westover Place; thence along the eastern side of Westover Place, N. 2-37 W., 15 feet to an iron pin and N. 12-39 W., 85 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Grantor by deed of R. E. Gregory and Co., Ltd., et al, recorded March 25, 1975 in Deed Book 1015 at page 917, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1979 and subsequent years.

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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 assigns against the grantor(s) and the grantor'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 16th day of May 19 79

Signed, sealed and delivered in the presence of:
Constance G. McBrink
Jack H. Mitchell III

MAPLE PROPERTIES, a Partnership
BY: *Ren & Judy* (SEAL)
BY: *Dale R. Peace* (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of May 19 79

Constance G. McBrink (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Jack H. Mitchell III
Jack H. Mitchell, III

Recorded May 16, 1979 at 4:13 P.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER unnecessary - Partnership deed

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

Not. My REC
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX
137.00

GREENVILLE COUNTY
07480
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
MAY 15 1979
75.35

540.13

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