

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RECORDED
DEC 3 1980
4:42 P.M.

KNOW ALL MEN BY THESE PRESENTS, that James M. Doehring and Gina G. Doehring

(12)-235-164-3-64.1

in consideration of Forty One Thousand and 82/100 (\$41,000.82) Dollars,
and assumption of mortgage as set out hereinbelow,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Allan L. Russo and Frankie M. Russo, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate lying and being in Greenville County, South Carolina on the westerly side of Clarendon Avenue, and containing 1.59 acres, more or less, and having the following metes and bounds to-wit:

Beginning at an old iron pin on the westerly side of Clarendon Avenue and running thence with Clarendon Avenue S. 48-02 W. 232.85 feet to an old iron pin; thence N. 43-50 W. 307.2 feet to an iron pin on the easterly edge of the right-of-way of South Carolina Highway 253 and running thence with said right-of-way N. 52-35 E. 234.2 feet to an iron pin; thence S. 43-49 E. 288.6 feet to the point of beginning.

This being the same property conveyed to James M. Doehring by deed of Run, Inc., dated March 15, 1974, recorded in the RMC Office for Greenville County on March 19, 1974 in Deed Volume 995 at Page 543. James M. Doehring conveying 1/2 interest in said property to Gina G. Doehring by deed dated July 17, 1980 and recorded July 17, 1980, in the RMC Office for Greenville County in Deed Volume 1129 at Page 416.

Grantees specifically assume and agree to pay that certain mortgage given by the Grantors to Collateral Investment Company dated March 15, 1974 and recorded March 19, 1974 in the R.M.C. Office for Greenville County in Mortgage Book 1304 at Page 571 in the original amount of \$55,000.00, said mortgage having a present assumption balance of \$51,060.13.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
STAMP
TAX
\$ 0 3 0 0

GREENVILLE COUNTY
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SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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P.B. 1991
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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 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 3rd day of December, 1980
SIGNED, sealed and delivered in the presence of:
Richard L. Moore (SEAL)
Judith A. Distrop (SEAL)
James M. Doehring (SEAL)
Gina G. Doehring (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 3rd day of December, 1980.
Richard L. Moore (SEAL)
Notary Public for South Carolina
My commission expires: 4-6-87
Judith A. Distrop

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 3rd day of December, 1980
Richard L. Moore (SEAL)
Notary Public for South Carolina
My commission expires: 4-6-87
Gina G. Doehring
RECORDED this 3rd day of December, 1980, at 4:42 P. M., No. 16322

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