

State of South Carolina  
GREENVILLE COUNTY  
TITLE TO REAL ESTATE

Know All Men by These Presents:

That JOHN R. ROWELL, hereafter referred to as Grantor, in consideration of the sum of 11/100 plus assumption Gift valued at Thirty Seven Thousand Five Hundred Thirty Seven and DOLLARS, paid to Grantor by LYNN F. ROWELL, 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, her heirs and assigns forever, all of his right title and interest (being a one-half undivided interest) in and to:

ALL that certain piece, parcel or lot of land, lying being and situate in the City of Greenville, County of Greenville, State of South Carolina on the east side of Belmont Avenue and designated as Lot 3 and an unnumbered lot on plat of property of Charlotte M. Goldsmith recorded in the RMC Office for Greenville County in Plat Book F, page 47, and described as follows:

BEGINNING at a point on the east side of Belmont Avenue approximately 163.0 feet southwest of the intersection of Belmont Avenue and Cleveland Street and running thence S. 85-00 E., 178.0 feet to an iron pin; thence S 03-33 W 62.0 feet to an iron pin; thence S. 85-00 E 7.0 feet to an iron pin; thence along rear line of lot 4, S 03-33 E. 69.67 feet to an iron pin at joint corner of Lots 4,5,2 and 3; thence along the line of lot 2 N 85-00 W 185.0 feet to an iron pin on the eastern edge of Belmont Avenue; thence along Belmont Avenue N 03-33 E 131.67 feet to the point of beginning.

This being the same property conveyed to the Grantor herein by Deed of Majane W. Foster dated August 13, 1981 and recorded August 14, 1981 in Deed Book 1153 at Page 544, Office of the RMC for Greenville County S.C. (26)-500-92-3-2

This property is conveyed subject to mortgage of Grantor and Grantee to Citizens & Southern National Bank of S.C., dated August 13, 1981 and recorded August 14, 1981 in the RMC Office for Greenville County, S.C. in REM Book 1550 at Page 861. Such Mortgage had an original principal balance of \$100,000 and has a present principal balance of \$99,925.78. Grantee hereby assumes and agrees to pay such mortgage.

\* On August 13, 1981 Grantor and Grantee purchased the above described property for \$175,000 and at such time placed the foregoing mortgage in the principal amount of \$100,000.00 on it, leaving a total equity of \$75,000. Such mortgage has been reduced as of this date to a principal balance of \$99,925.78, and Grantor's equity in the property as of this date, is therefore \$37,537.11 [1/2 x (\$175,000 - \$99,925.78)].

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 4th day of January, 1982

Signed, Sealed and Delivered in the Presence of

Willie  
Wail M. Davis

John R. Rowell (Seal)  
JOHN R. ROWELL (Seal)

Grantor (Seal)

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 4th day of January, 1982

Wail M. Davis (Seal)  
Notary Public for South Carolina

My Commission expires ~~January 1, 1982~~ 8-31-86

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. Lynn F. Rowell, 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

4th day of January, 1982  
Wail M. Davis (Seal)  
Notary Public for South Carolina

x Lynn F. Rowell

My Commission expires ~~January 1, 1982~~ 8-31-86

Recorded this JAN 4 1982 day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ 4:31 P.M., No. 15362

1982  
JAN 4 10

4328 RV-2