

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina
COUNTY OF GREENVILLE
That Artistic Builders, Inc.

JAN 3 12 27 PM 1969
OLLIE F. FANCOURTH R.M.C.

Know All Men by These Presents:

in consideration of the sum of Twenty-Nine Thousand Five Hundred and No/100 (\$29,500.00)----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

JAMES E. DUFFY AND CAROL B. DUFFY, THEIR HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northern side of Seabury Drive, near the City of Greenville, being shown and designated as Lot No. 75, on plat of Merrifield Park, recorded in the RMC Office for Greenville County, S. C., in Plat Book "OOO", at Page 177, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Seabury Drive at the corner of Lot No. 74, and running thence with the northern side of said Drive, S. 71-00 E. 110 feet to an iron pin at the corner of Lot No. 76; thence with the line of said lot, N. 19-00 E. 180 feet to an iron pin in line of Lot No. 58; thence with the line of Lots Nos. 58 and 59, N. 71-00 W. 110 feet to an iron pin at the corner of Lot No. 74; thence with the line of said lot, S. 19-00 W. 180 feet to the beginning corner.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.



See Act No. 300 Section 1

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(s) hereinabove named, 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') Successors and Assigns to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') 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 3rd day of January, 1969

Signed, Sealed and Delivered in the Presence of
Nancy O. Collins
Patricia C. Dant

ARTISTIC BUILDERS, INC. (Seal)
BY: Nancy B. Gibson (Seal)
President (Seal)

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me 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 3rd day of January, A. D., 1969

Patricia C. Dant (Seal)
Notary Public for South Carolina My Commission Expires: 1-1-70

"GRANTOR-CORPORATION"
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of January, A. D., 1969

(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 1969 at 12:27 P.M. #15836
Recorded this 3rd day of January

201-5406-1-38