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TITLE TO REAL ESTATE-Prepared by RAINNEY, FANT & MCKAY HOBBS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

Greenville County Stamp Paid 4.95 No. 380 Sec. 1

Know All Men by These Presents:

That Marion W. Tuten and Jeannelle C. Tuten

in consideration of the sum of Four Thousand Four Hundred Thirty Six and No/100 (\$4,436.00) and assumption of mortgage referred to below, 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 Frederick W. Bunch, his heirs and assigns forever:

ALL that lot of land with the buildings and improvements thereon situate on the east side of Thames Drive near the city of Greenville, in Greenville County, South Carolina, being shown as Lot No. 51 on Plat of Avon Park, recorded in the R.M.C. Office for Greenville, South Carolina in Plat Book KK at page 71 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the east side of Thames Drive at the joint front corner of Lots 50 and 51 and runs thence along the line of Lot No. 50 N. 84-18 E. 175 feet to an iron pin; thence S. 5-42 W. 90 feet to an iron pin; thence with the line of Lot No. 52 S. 84-18 W. 175 feet to an iron pin on the east side of Thames Drive; thence along Thames Drive N. 5-42 E. 90 feet to the beginning corner.

This is the same property conveyed to us by deed of General Foods Corp. dated October 14, 1968, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 856 at page 40. As part of the consideration of this conveyance, the Grantee herein assumes and agrees to pay that mortgage given by the grantors to C. Douglas Wilson & Co. in the original amount of \$19,400.00, dated November 12, 1968, recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1109 at page 131 on which there remains an unpaid principal balance of \$19,064.00.

The Grantees are to pay 1970 Taxes.

This Conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

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 his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) Heirs and Assigns against the grantor(s) and the grantor's (s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's (s) hand and seal this 12th day of August in the year of our Lord One Thousand Nine Hundred and Seventy

Signed, Sealed and Delivered in the Presence of Laverne Carter, Philip Johnson

Marion W. Tuten (Seal), Jeannelle C. Tuten (Seal)



State of South Carolina, Greenville County

Personally appeared before me Philip Johnson

and made oath that she saw the within named grantor(s) Marion W. Tuten and Jeannelle C. Tuten sign, seal and as their act and deed deliver the within written deed, and that she, with Laverne Carter witnessed the execution thereof.

Sworn to before me this 12th day of August, A. D. 1970

Notary Public for South Carolina

Signature of Philip Johnson

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Mary C. Watts, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jeannelle C. Tuten wife of the within named Marion W. Tuten 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 Frederick W. Bunch his Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 12th day of August, A. D. 1970

Notary Public for South Carolina Commission Expires 1/1/71

Jeannelle C. Tuten (Seal), Jeannelle C. Tuten

Recorded this 14th day of August 1970 at 10:29 A.M. No. #3701

276-733-3-56