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TITLE TO REAL ESTATE ... BAINBY FANT & ... McKay ... Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

Know All Men by These Presents:

That T. C. Black and Doris Black in consideration of the sum of One Thousand Eight Hundred Fifty and No/100 in the State aforesaid, (\$1,850.00) 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 Colonial Company, Inc., its successors and assigns, forever:

ALL that certain piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina on the south side of Meadors Avenue, being known and designated as Lot No. 40 on plat of Augusta Acres, property of Marsmen, Inc., which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S, Page 201, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Meadors Avenue at the joint front corner of Lots 39 and 40 and runs thence along the line of Lot 39 S. 8-16 E. 200 feet to an iron pin; thence along the line of Lot 33 S. 81-44 W. 100 feet to an iron pin; thence along the line of Lot 41 N. 8-16 W. 200 feet to an iron pin on the south side of Meadors Avenue; thence along Meadors Avenue N. 81-44 E. 100 feet to the beginning corner.

This being the same property conveyed to the grantors by deed of Marsmen, Inc. dated April 18, 1955, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 535, Page 172.

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

The Grantee is to pay 1971 Taxes.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

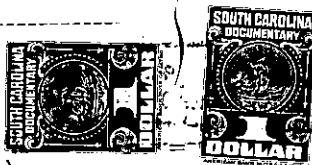
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and its successors Heirs and Assigns forever.

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 15th day of January in the year of our Lord One Thousand Nine Hundred and seventy-one

Signed, Sealed and Delivered in the Presence of

Witness signatures: S. Riley, B. Jameson, Patrick C. Fant, Jr. Grantor signatures: T. C. Black, Doris Black. Notary seal and date 2-20.



State of South Carolina, Greenville County } Personally appeared before me Shirley R. Jameson

and made oath that s he saw the within named grantor(s) T. C. Black and Doris Black sign, seal and as their act and deed deliver the within written deed, and that s he, with Patrick C. Fant, Jr. witnessed the execution thereof.

Sworn to before me this 15th day of January A. D. 19 71

Notary Public for South Carolina My Commission Expires: 4/17/79 Shirley R. Jameson

State of South Carolina, Greenville County } RENUNCIATION OF DOWER I, Patrick C. Fant, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Doris Black wife of the within named T. C. Black 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 Colonial Company, Inc. its successors 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 15th day of January A. D. 19 71

Notary Public for South Carolina My Commission Expires: 4/17/79 Doris Black

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 15th day of January 1971 at 4:39 P M., No. #16144

155-391-4-18