

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

Know All Men by These Presents:

That -----Amelia Moss Mann----- in the State aforesaid. in consideration of the sum of---One and No/100 (\$1.00)-----DOLLARS, and love and affection--- 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 Margaret Mann Cromer, her heirs and assigns, forever; reserving however, to the grantor herein the rents, profits, use and enjoyment of said property below described for and during her natural life:

ALL that lot of land with the buildings and improvements thereon situate on the north side of East Park Avenue in the City of Greenville, being shown as Lot 28 on plat of property of W. C. Cleveland recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book B at Page 11 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Park Avenue at the joint front corner of Lots 27 and 28 and runs thence along the line of Lot 27 N. 26-59 E. 172.5 feet to an iron pin on the south edge of a 15 foot alley; thence along the south edge of said alley N. 63-01 W. 70 feet to an iron pin; thence with the line of Lot 29 S. 26-59 W. 172.5 feet to an iron pin on the north side of East Park Avenue; thence along East Park Avenue S. 63-01 E. 70 feet to the beginning corner.

This property is conveyed to the grantee subject to that mortgage given by the grantor to Security Federal Savings and Loan Association in the amount of \$15,000.00 on January 18, 1971, recorded in the said R.M.C. Office in Mortgage Book 1178 at Page 280, on which there remains due a principal balance of \$15,000.00.

This is the same property conveyed to me by deed of J. L. Mann, dated January 7, 1927, recorded in the said R.M.C. Office in Deed Book 192 at Page 277.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and 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, reserving however, to the grantor herein the rents, profits, use and enjoyment of said property above described for and during the grantor(s) life 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 25th day of January in the year of our Lord One Thousand Nine Hundred and seventy-one.

Signed, Sealed and Delivered in the Presence of Beatrice Murphy

Amelia Moss Mann (Seal)

State of South Carolina, Greenville County Personally appeared before me Beatrice Murphy

and made oath that she saw the within named grantor(s) Amelia Moss Mann sign, seal and as her act and deed deliver the within written deed, and that she, with J. G. Murray witnessed the execution thereof.

Sworn to before me this 25th day of January, A. D. 1971 Notary Public for South Carolina My Commission Expires: 4-17-79

Beatrice Murphy (Seal)

State of South Carolina, Greenville County NO RENUNCIATION OF DOWER WOMAN GRANTOR I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 1971 Notary Public for South Carolina

500-36-2-11