

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

GREENVILLE CO. S. C.

Know All Men by These Presents:

That I, John H. Taylor, Jr.

FILED APR 7 1 06 PM '71 OLLIE HARRIS R.M.C.

in the State aforesaid, DOLLARS,

in consideration of the sum of Nine Thousand Nine Hundred and No/100 (\$9,900.00) and assumption of mortgage,

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)

WILLIAM G. CUNNINGHAM AND ELIZABETH S. CUNNINGHAM, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southern side of Tara Avenue, being shown and designated as Lot No. 38, on plat of Cunningham Acres, recorded in the RMC Office for Greenville County, S. C., in Plat Book "BBB", at Page 118, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Tara Avenue, at the joint front corner of Lots Nos. 39 and 38, and running thence S. 84-40 E. 110 feet to an iron pin; thence with the joint front corner of Lots Nos. 38 and 37, S. 5-20 W. 165 feet to an iron pin; thence N. 84-40 W. 110 feet to an iron pin, corner of Lots Nos. 38 and 39; thence N. 5-20 E. 165 feet to the point of BEGINNING.

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.

DERIVATION: Deed Book 895, at Page 558.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from the grantor to First Federal Savings & Loan Association, said mortgage being in the original amount of \$23,000.00, dated 7 August 1970, recorded 7 August 1970, RMC Office for Greenville County, S. C., in Mortgage Book 1162, at Page 613, upon which there is a present balance due of \$23,000.00.

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') 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, or Successors 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(s) and seal(s) this 6th day of April, 1971

John H. Taylor Jr. (Seal)

Signed, Sealed and Delivered in the Presence of

Barbara D. Payne (Seal)



H. O. (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 6th day of April, A. D., 1971

Notary Public for South Carolina Commission Expires October 24, 1972 (Seal)

Barbara D. Payne (Seal)

State of South Carolina

COUNTY OF GREENVILLE

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 6th day of April, A. D., 1971

Mrs. Judy M. Taylor (Seal)

Notary Public for South Carolina Commission Expires October 20, 1972 (Seal) P.M. #23318

Cancelled documentary stamps attached: S. C. \$ 1971 at 1:06 P.M., No. 1971 Recorded this 7th day of April