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TITLE TO REAL ESTATE Ashmore & Haas, Attorneys at Law, Greenville, S.C.

VOL 964 PAGE 584

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Marguerite P. Bell

in consideration of Thirty Thousand and No/100 (\$30,000.00) ----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Don C. Spann, Douglas E. Kennemore and G. Maurice Ashmore, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being in Greenville Township, lying on the Southern side of East Avenue in the City of Greenville, and being known and designated as Lots Nos. 26 and 27 of the property of Franklin Real Estate & Investment Co., as shown on plat thereof prepared by Dalton & Neves, Nov.; 1930, being recorded in the R.M.C. Office for Greenville County in Plat Book L, page 6, and also being known and designated as Lots Nos. 26 and 27 according to Plat No. 2 of the Property of H.P. McGee, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book F, page 36, and having according to the first mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of East Avenue, joint front corner of Lots Nos. 27 and 28, and running thence with the joint line of said lots S. 15-11 E. 153.7 feet to an iron pin; thence S. 68-20 W. 59 feet to an iron pin; thence S. 77-46 W. 5 feet to an iron pin, joint rear corner of Lots Nos. 26 and 27; thence S. 77-46 W. 64 feet to a point, thence approximately N. 14-35 W. 180.3 feet, more or less, to a point on the southern side of East Avenue thence with said Avenue, N. 83-04 E. 128 feet to the beginning corner.

This conveyance is made subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting this property.

This is the same property conveyed to Pallie S. Pollard and the Grantor herein by deed of Mauldin Construction Co., dated Jan. 21, 1965, recorded in the R.M.C. Office for Greenville County in Deed Book 765, page 571. Pallie S. Pollard conveyed her undivided one-half (1/2) interest to the grantor herein by deed dated August 1, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 950 at page 500.

GRANTEES to pay 1973 taxes.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), 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 or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors 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 10th day of January, 1973.

SIGNED, sealed and delivered in the presence of

Marguerite P. Bell (SEAL)
Marguerite P. Bell

Carroll H. Maddox
Carroll H. Maddox

Greenville County
Stamps
Paid \$ 33.00
Act No. 380 Sec. 1



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared 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 10th day of January 1973.

Carroll H. Maddox (SEAL)
Notary Public for South Carolina

My commission expires: ~~11/17/79~~ Nov. 17, 1979

J. Bell

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY

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) respectively, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)
Notary Public for South Carolina

My commission expires:

RECORDED this 12th day of January 1973 at 8:31 A. M., No. 19689

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