

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY
MALINDA M. FULGHUM

Know All Men by These Presents:

That: Two Thousand Five Hundred and No/100 (\$2,500.00) hereafter referred to as Grantor, in consideration of the sum of Two Thousand Five Hundred and No/100 (\$2,500.00) plus assumption DOLLARS, paid to Grantor by DIXIE PAINT AND HARDWARE, INC. hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

ALL that certain piece, parcel and lot of land containing .81 acre, more or less, located on the West side of Old Augusta Road and on the East side of U. S. Highway 25 (Augusta Road) in the Moonville Community, Greenville County, State of South Carolina, shown as lot 3 on plat of property of J. W. Moon estate made by Jones Engineering Service, dated October 10, 1978 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-E at Page 21 and having the following description:

BEGINNING at an iron pin on the east side of right-of-way of U. S. Highway 25 (Augusta Road) and running thence N. 84-05 E. 192.5 feet to an iron pin on the right-of-way of the Old Augusta Road; thence with the right-of-way of Old Augusta Road, S. 8-24 W. 221 feet; to an iron pin; thence S. 81-57 W. 141.5 feet to a point on the right-of-way of the U. S. Highway 25 (Augusta Road) thence along and with the right-of-way of that road, the following courses and distances: N. 3-49 W. 56 feet; N. 5-13 W. 100 feet; and N. 5-55 W. 64 feet to the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and/or actually existing on the ground affecting the above described property.

*This conveyance is expressly subect to Mortgage of Malinda M. Fulghum, dated April 30, 1979, and recorded such date, in the RMC Office for Greenville County, S. C., in Mortgage Book 1464 at Page 830. As a part of the consideration hereof, Grantee assumes and agrees to pay such Mortgage and the Note secured thereby; such Note having a principal balance of \$10,000.00.

This is the same property conveyed to Grantor by deed of Bobbie West Green, et al, dated April 28, 1979 and recorded April 30, 1979 in the RMC Office for Greenville County, S. C., in Deed Book 1101 at Page 481.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 16th day of July, 19 79.

Signed, Sealed and Delivered in the Presence of

Malinda M. Fulghum (Seal)
Malinda M. Fulghum (Seal)

[Signature]
[Signature]

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 16th day of July, 19 79

[Signature] (Seal)
Notary Public for South Carolina

My Commission expires June 1, 1981

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

N/A-WOMAN GRANTOR

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Malinda M. Fulghum, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described

GIVE:

My Co. Record 2,000.00

GREENVILLE COUNTY DOCUMENT TAX
JUL 17 1979
02.75

at 12:44 P.M.

RECORDED JUL 17 1979

4328 RV-2

5937-1-29.3

0.84