TITLE TO REAL ESTATE — Prepared by Clifford F. Gaddy, Jr., Attorney at Law, Greenville, S. C.

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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 19 12 24 PM '70

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That Harold J. Scruggs and Doris T. Scruggs in the State aforesaid,

in consideration of the sum of Seventeen Thousand Nine Hundred Fifty and no/100/------DOLLARS, ($17,950.00)

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 F. Leon Johnson and Louise F. Johnson, their heirs and assigns forever:

All that certain lot of land lying in the State of South Carolina, County of Greenville, on the northeasterly side of Tazewell Drive, shown as Lot 27, Section 3, on plat of RICHMOND HILLS, recorded in the RMC Office for Greenville County in Plat Book JJJ at page 81 and having the following courses and distances:

BEGINNING at an iron pin on the northeasterly side of Tazewell Drive at the joint front corner of Lots 27 and 28 and running thence with the center line of said lots, N. 56-08 E. 166.2 feet to an iron pin; thence N. 33-08 W. 103 feet to an iron pin; thence S. 54-31 W. 170 feet to an iron pin on the northeasterly side of Tazewell Drive; thence with said Drive, S. 35-23 E. 90 feet to the point of beginning. Being the same property conveyed to the grantors by deed recorded in Deed Book 839 at page 46.

The above conveyance is subject to all rights of way, easements and Protective Covenants affecting the property appearing upon the public records of Greenville County.

SOUTH CAROLINA DOCUMENTARY 30 DOLLARS — SOUTH CAROLINA DOCUMENTARY 5 DOLLARS — SOUTH CAROLINA DOCUMENTARY 1 DOLLAR

Greenville Co. 19.80

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, their 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 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 19th day of August in the year of our Lord One Thousand Nine Hundred and Seventy.

Signed, Sealed and Delivered in the Presence of

Dale K. Clark

D. Derby Dempsey Jr.

Harold J. Scruggs (Seal)

Doris T. Scruggs (Seal)

(Seal)

(Seal)

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of August 19 70

Dale K. Clark (Seal)
Notary Public for South Carolina
My Commission expires April 7, 1979

D. Derby Dempsey Jr.

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) 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, 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 19th day of August 19 70

Doris T. Scruggs

Dale K. Clark (Seal)
Notary Public for South Carolina
My Commission expires April 7, 1979

RECORDED this 19th day of August 1970, at 12:24 P. M., No. #4053

-308-508.2-2-22