

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

That Artistic Builders, Inc.

Know All Men by These Presents:

in the State aforesaid, in consideration of the sum of Fifteen Thousand Seven Hundred and No/100 (\$15,700.00)----- DOLLARS, 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 J. COONEY AND MARY D. COONEY, 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 western side of Port Royal Drive, near the City of Greenville, being shown as Lot No. 41, on plat of Section 2, Pelham Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "PPP", at Page 119, and described as follows:

BEGINNING at an iron pin on the western side of Port Royal Drive at the joint front corner of Lots Nos. 40 and 41 and running thence along the joint line of said lots, N. 69-52 W. 198.2 feet to the joint rear of Lots Nos. 40, 39, and 38; thence along the joint line of Lots Nos. 41 and 38, S. 19-53 W. 170.07 feet to an iron pin at the joint rear of Lots Nos. 41, 42, 38, and 37; thence with the line of Lot No. 42, S. 70-10 E. 192.0 feet to an iron pin on Port Royal Drive; thence with said Drive, N. 22-30 E. 65 feet to an iron pin; thence continuing with said Drive, N. 21-37 E. 105.0 feet to an iron pin, 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.

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 of Greenville, South Carolina, said mortgage being in the original amount of \$34,000.00, dated 10 July 1968, recorded 12 July 1968, RMC Office for Greenville County, S. C., in Mortgage Book 1097, at Page 327, upon which there is a present balance due of \$30,000.00.

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 1st day of October, 1968

Signed, Sealed and Delivered in the Presence of [Signature]

ARTISTIC BUILDERS, INC. (Seal) BY: [Signature] (Seal) President (Seal)

State of South Carolina

COUNTY OF GREENVILLE

County Stamps Paid \$17.60 See Act No.380 Section 1

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 1st day of October, A. D., 1968

[Signature] (Seal) Notary Public for South Carolina Commission Expires January 1, 1970

[Signature]

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR=CORPORATION" RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern of the above named grantor(s) did this day appear before me, and each, upon being privately declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and also her right and claim of Dower of, in or to all and singular the premises within mentioned



GIVEN under my hand and seal this day of A. D., 1968

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 68 12:45 P.M. 8018

Recorded this 1st day of October

543-1-1-11