

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that KENNETH COBB

in consideration of Ten and No/100----- Dollars,
and assumption of mortgage described below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto JAMES COOLEY, his heirs and assigns;

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3, on Plat of Shady Acres, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "000", pages 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Gin Road joint corner with Lot No. 4 and running thence N. 25-23 W. 168 feet to an iron pin; thence S. 83-03 E. 74.3 feet to an iron pin; thence S. 35-53 E. 120 feet to an iron pin on Gin Road joint front corner Lots 2 and 3; thence along Gin Road S. 57-43 W. 85 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to Citizens Builder Mart, Inc., on which there is a balance due of \$ 11,474.38 ; said mortgage being recorded in Mortgages Volume 1137, Page 517.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County S.C., in Deed Volume 876 at Page 353.

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 grantees(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 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 9th day of December 19 69

SIGNED, sealed and delivered in the presence of:

Kenneth Cobb (SEAL)

(SEAL)

Edward R. Hamner (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
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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 9th day of December 19 69

Edward R. Hamner (SEAL)
Notary Public for South Carolina.

Peggy McKinney

My Commission Expires September 3, 1973

STATE OF SOUTH CAROLINA }
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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 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 9th day of December 19 69

Edward R. Hamner (SEAL)
Notary Public for South Carolina.

Nancy W. Cobb

My Commission Expires September 3, 1979

RECORDED this 9 day of December 19 69 at 2:47 P.M., No. 13245

90-616.4-1-26