

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, Attorneys at Law, Greenville, S. C.

State of South Carolina
OLLIE FARNSWORTH
GREENVILLE COUNTY R. M. C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Thomas F. Hudgins, hereafter referred to as Grantor, in consideration of the sum of Ten & No/100 (\$10.00) Dollars, and love and affection ~~XXXXXX~~, paid to Grantor by Mary Katharine Hudgins, 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, her heirs and assigns,

All of his right, title and interest, being an undivided one-half interest in and to all that lot of land situate on the west side of Stonehaven Drive, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 41 on plat of Section C-1 of Gower Estates, made by Dalton & Neves, Engineers, July 27, 1963, recorded in the RMC Office for Greenville County, S. C. in Plat Book YY, at page 112, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Stonehaven Drive at joint front corner of Lots Nos. 40 and 41 and runs thence along the line of Lot No. 40, S. 81-00 W., 182.1 feet to an iron pin; thence S. 15-34 E., 245.5 feet to an iron pin on the northwest side of Stonehaven Drive; thence with the curve of Stonehaven Drive (the chord being N. 53-25 E., 75 feet) to an iron pin; thence still with the curve of Stonehaven Drive (the chord being N. 39-04 E., 75 feet) to an iron pin; thence still along the curve of Stonehaven Drive (the chord being N. 14-17 E., 75 feet) to an iron pin; thence still with the curve of Stonehaven Drive (the chord being N. 2-23 W., 55.4 feet) to an iron pin; thence with Stonehaven Drive N. 9-20 W., 30 feet to the beginning corner.

This is the same property conveyed to Grantor and Grantee by deed of Conyers & Gower, Inc., dated October 29, 1963 and recorded in the Office of the RMC for Greenville County, S. C. in Deed Book 735 at Page 257.

This property is conveyed subject to a real estate mortgage in favor of Liberty Life Insurance Company with a balance of approximately \$10,000.00.

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 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 8th day of December, 1970.

Thomas F. Hudgins (Seal)
Thomas F. Hudgins

Signed, Sealed and Delivered in the Presence of

Margaret L. Hughes
Carolyn B. Bennett

(Seal)
(Seal)
(Seal)

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

8th day of December, 1970.

Carolyn B. Bennett (Seal)
Notary Public for South Carolina

Margaret L. Hughes

My Commission expires ~~January 1, 1971~~ 11/19/79.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

NOT NECESSARY
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, 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.

GIVEN under my hand and seal this

_____ day of _____, 19____

(Seal)
Notary Public for South Carolina

My Commission expires January 1, 197____

Recorded this 9th day of February, 1971, at 3:24 P. M., No. #18468

599-270.1-48