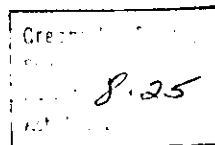


TITLE TO REAL ESTATE--Prepared by KENDRICK, JOHNSON & JOHNSON, Attorneys at Law, Greenville, S. C.

FEB 19 4 05 PM '71  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }



KNOW ALL MEN BY THESE PRESENTS, that I, C.A. Horton

in consideration of Seven Thousand twenty-eight and 63/100 (\$7,028.63) Dollars,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto John Cothran Company, Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Central Avenue in the town of Mauldin, S.C., being known and designated as Lot No. 44 on Plat of Eastdale as recorded in the RMC Office for Greenville County, S.C., in Plat Book QQ at pages 172 and 173, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Central Avenue, said pin being the joint front corner of Lots 43 and 44 and running thence with the common line of said Lots N 77-10 E 225 feet to an iron pin in the center of branch, said pin being the joint rear corner of Lots 43 and 44; thence with the center of branch as the line; the traverse line being N 10-55 W 156.7 feet to an iron pin, the joint rear corner of Lots 44 and 45; thence with the common line of said Lots S 66-22 W 232.7 feet to an iron pin on the southeasterly side of Central Avenue; thence with the southeasterly side of Central Avenue S 12-50 E 113 feet to an iron pin, the point of beginning.

This property is subject to a sewer right of way granted to the town of Mauldin, 15 feet in width, and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into Grantor, see Deed Book 796, page 465.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$16,771.37 on that certain mortgage given by C.A. Horton and Jenelle M. Horton to Fidelity Federal Savings and Loan Association, in the face amount of \$18,300.00, dated 4-20-66, and recorded 4-20-66 in the RMC Office for Greenville County, S.C. in Mortgage Book 1028, page 574.

GRANTEE TO PAY 1971 TAXES.

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 grantee(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 19 day of February 1971.

SIGNED, sealed and delivered in the presence of:

*[Signatures]* (SEAL)  
*[Signatures]* (SEAL)  
*[Signatures]* (SEAL)  
*[Signatures]* (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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19 day of February 1971.

*[Signatures]* (SEAL) *[Signature]*  
Notary Public for South Carolina.  
My Commission Expires November 19, 1979

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 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

19 day of February 1971. *[Signature]*

*[Signature]* (SEAL)  
Notary Public for South Carolina.  
My Commission expires November 19, 1979

RECORDED this 19th day of February 1971 4:05 P. M. No. #19318