

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE - George F. Townes, 121 Manly Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.

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KNOWN ALL MEN BY THESE PRESENTS, that Thomas G. Cross

in consideration of Three Thousand and no/100 (\$3,000.00) ----- Dollars,
and assumption of the balance due on mortgage to Carolina National Mortgage
Investment Co., Inc.
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 E. Baber, his heirs and assigns forever,

All that certain piece, parcel or lot of land situate, lying and
being in the City of Greenville, County of Greenville, State of
South Carolina, and on the western side of Oakland Drive and being
shown and designated as Property of O. F. Vaughn on plat of prop-
erty entitled "Property of O. F. Vaughn", dated April 1952, and
recorded in the R.M.C. Office for Greenville County in Plat Book
CC at page 19, and having according to a more recent plat entitled
"Property of James Marvin Leffler and Susanne Kay Leffler" by R. B.
Bruce, R.L.S., dated January 16, 1970, the following metes and bounds:

Beginning at an iron pin on the western side of Oakland Drive, joint
front corners of Property of O. K. Vaughn and Property of James Marvin
Leffler and Susanne Kay Leffler, and running thence S. 67-45 W. 160
feet to an iron pin; thence N. 26-45 W. 100 feet to an iron pin at the
joint rear corner of Property of T. Q. Vaughn and Property of James
Marvin Leffler and Susanne Kay Leffler; thence with the common line
of said properties N. 67-45 E. 160 feet to an iron pin on the western
side of Oakland Drive; thence along said Drive S. 26-45 E. 100 feet
to an iron pin, the point of beginning. 519-1952-A-6

This is the same property conveyed to the Grantor by deed from James
Connard Hester and Caroline B. Hester recorded on July 12, 1973 in
the R.M.C. Office for Greenville County in Volume 978 at page 812.

This deed is made subject to any restrictions, easements, and rights-
of-way that may appear of record and/or on the recorded plat and/or
on the premises.

Grantee assumes and agrees to pay the balance due on the mortgage in
favor of Carolina National Mortgage Investment Company, Inc., recorded
in the R.M.C. Office for Greenville County in Mortgage Book 1147,
page 407, the balance being \$15,759.38.

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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 13 day of June 1974.

SIGNED, sealed and delivered in the presence of:

Ellen J Taylor (SEAL) *Thomas G. Cross* (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 13 day of June 1974.

Ellen J Taylor (SEAL)

Notary Public for South Carolina
My commission expires: 12/1/81

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 whom-
soever, 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 13 day of June 1974.

James A. Cross (SEAL)

Notary Public for South Carolina
My commission expires: 2/16/80

RECORDED this 23 day of June 1974 at M. No. 2249

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