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TITLE OF REAL ESTATE-Cheros and Patterson, Attorneys at Law, Greenville, S. C.

VOL 1005 PAGE 485

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DORRIS S. FANNERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, James C. DuBose

in consideration of Twenty-seven Thousand Nine Hundred Ninety and 69/100 Dollars,
(\$27,990.69) and assumption of mortgage as set forth 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 Stan Smith Enterprises, Inc., its successors and assigns forever:

All those certain pieces, parcels or lots of land in the State of South Carolina, County of Greenville, on the South side of Cromwell Avenue, being shown as a portion of Lots 16, 17, 18 and 19 on plat of property entitled "Property of Hicks & Jackson", recorded in Plat Book E at Page 258 in the RMC Office for Greenville County and being more recently shown on survey by C.C. Jones dated June 18, 1960, as follows:

BEGINNING at an iron pin on the Southwest side of Cromwell Avenue, said iron pin being, S 44-20 E 137 feet from the intersection of Cromwell Avenue and Lupo Street, at the joint front corner of Lots 19 & 20; thence with the line of Lot 20, S 43-19 W 120 feet to an iron pin on the north-eastern side of Cherry Avenue; thence with said Avenue, S 46-41 E 100 feet to an iron pin at the joint front corner of Lots 15 & 16; thence with the line of Lot 15, N 43-19 E 119 feet to an iron pin on Cromwell Avenue; thence with the Southwest side of said Avenue, N 44-20 W 100 feet to the point of beginning. -519-217-2-29\$30

As a part of the consideration for this conveyance, the Grantee hereby assumes and agrees to pay the balance of that certain mortgage in favor of The Independent Life & Accident Insurance Company, recorded in Mortgage Book 1106 at Page 308 in the RMC Office for Greenville County, having a present balance of \$6,009.31. Derivation: Deed Book 908, page 159.

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 administrators 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 22 day of August 1974.

SIGNED, sealed and delivered in the presence of:

Elsie G. Shackleton
Rebecca H. Garrison

James C. DuBose (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)



Greenville County
3080
Art. No. 150 Sec. 1

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 22 day of August 1974.

Elsie G. Shackleton (SEAL)

Rebecca H. Garrison

Notary Public for South Carolina
My commission expires: 8/12/78 2/4/1980

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, 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

22 day of August 1974.

Eddie O. DuBose

Elsie G. Shackleton (SEAL)

Notary Public for South Carolina
My commission expires: 8/12/78 2/4/1980

RECORDED this _____ day of AUG 23 1974 19 _____ at 12:23 P. M., No. 5271

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