

TITLE TO REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue,

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOWN ALL MEN BY THESE PRESENTS, that Nancy H. Taylor and Robert R. Taylor, same person as Robert T. Taylor

in consideration of Thirteen Thousand Five Hundred Thirty-two and 23/100-----Dollars, and the assumption of a mortgage as set out 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 Blount C. Ferrell and Angelyn B. Ferrell, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Roberta Drive, near the City of Greenville, S.C., being known and designated as Lot No. 58 on Plat No. 3 of Cherokee Forest as recorded in the RMC Office for Greenville County, S.C., in Plat Book QQ, at pages 36 and 37, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Roberta Drive, said pin being the joint front corner of Lots 57 and 58 and running thence with the common line of said Lots S. 15-58 W. 212.7 feet to an iron pin; thence N. 73-45 W. 100.0 feet to an iron pin, the joint rear corner of Lots 58 and 59; thence with the common line of said Lots N. 15-58 E. 212.2 feet to an iron pin on the southerly side of Roberta Drive; thence with the southerly side of Roberta Drive S. 74-02 E. 100.0 feet to an iron pin, the point of beginning, and being the same property described in a deed from Nancy H. Taylor to Robert T. Taylor dated February 1, 1972, and recorded in said RMC Office in Deed Book 936 at Page 198.

276-116.2-1-173

As a part of the consideration for this conveyance, Blount C. Ferrell and Angelyn B. Ferrell assume and agree to pay the balance of \$13,967.77 due on a note and mortgage executed by Brian Xavier Duffy and Irene C. Duffy to Cameron-Brown Company in the original amount of \$16,950.00, dated March 18, 1965, the mortgage being recorded in said RMC Office in Mortgage Book 989 at Page 79.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right-of-ways, if any, affecting the above described property.

The Grantees to pay 1974 tax.

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 31st day of December 19 74

SIGNED, sealed and delivered in the presence of:

E. Randolph Stone
Carol L. Burger

Nancy H. Taylor (SEAL)
Nancy H. Taylor (SEAL)
Robert R. Taylor (SEAL)
Robert R. Taylor, same person as Robert T. Taylor (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

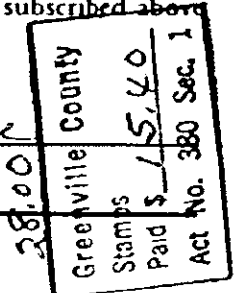
PROBATE

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 other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31st day of December 1974

E. Randolph Stone (SEAL)
Notary Public for South Carolina
My commission expires: 1-4-81

Carol L. Burger
Carol L. Burger



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

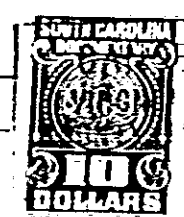
RENUNCIATION OF DOWER

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 31st day of December 19 74

E. Randolph Stone (SEAL)
Notary Public for South Carolina
My commission expires: 1-4-81

Nancy H. Taylor
Nancy H. Taylor



RECORDED this _____ day of _____ 19 _____ at _____ S.L. No. _____

RECORDED DEC 31 '74



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