

TITLE TO REAL ESTATE- Attorneys at Law 1306 E. Washington St., Greenville, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Daniel W. Reynolds, Jr.

In consideration of assignment of mortgage to North Carolina National Bank Mortgage Corporation recorded in RE M 175 at Pages 73 having a current unpaid balance of \$25,843.38 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 Ratterree-James Insurance Agency, a corporation, their successors and assigns, forever,

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the Northerly side of Fairford Circle in the County of Greenville, State of South Carolina, being known and designated as Lot 96, according to Plat of Colonial Hills, Section No. 5, prepared by Piedmont Engineers and Architects, Greenville, South Carolina, on October 18, 1966, as recorded in Plat Book QQQ, at page 21 in the RMC Office for Greenville County, South Carolina, and having, according to a more recent survey of Property of Daniel W. Reynolds, Jr. by Jones Engineering Service, dated March 26, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Fairford Circle at joint front corner of Lots 96 and 97; and running thence along said joint line N. 39-31 W. 197.6 feet to an iron pin; thence N. 62-11 W. 6.75 feet to an iron pin at the joint rear corner of Lots 95 and 96; thence S. 6-45 W. 175.6 feet along the joint line of the said lots to an iron pin on Fairford Circle; thence along Fairford Circle S. 83-15 E. 89.3 feet to an iron pin; thence further along said Circle N. 72-03 E. 46.4 feet to an iron pin; thence further along said Circle N. 51-56 E. 24.3 feet to an iron pin, at the point of beginning.

The above described property is conveyed subject to existing easements, rights-of-way, reservations, and restrictions, which restrictions are recorded in Deeds Volume 825, at page 561 in the said RMC Office.

DERIVATION: Deed Book 996 at Page 199

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 17 day of October 1975.

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures of witnesses]

[Handwritten signature of Daniel W. Reynolds, Jr.]

Daniel W. Reynolds, Jr. (SEAL)

(SEAL)

(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 17 day of October 1975.

[Handwritten signature of Notary Public]
Notary Public for South Carolina. (SEAL)

[Handwritten signature of Cynthia D. Smith]
Cynthia D. Smith

My Commission Expires 7 April 80

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

17 day of October 1975
[Handwritten signature of Notary Public]
Notary Public for South Carolina. (SEAL)

[Handwritten signature of Victoria O. Reynolds]
Victoria O. Reynolds

My Commission Expires 7 April 80

RECORDED this 001 20 1975 at 11:17 A. M., No. 10516

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