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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Furman Cooper

in consideration of Forty-four Thousand Two Hundred (44,200.00)----------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 Sanford R. Kirkus, his heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, City of Mauldin, shown and designated as Lot No. 17, Section 4, Knollwood Heights Subdivision, plat of which is recorded in the RMC Office for Greenville County, in Plat Book 4N at Page 74 and having, according to said plat, the following metes and bounds, to wit:

— 799 MS. 1 — 1 — 117

BEGINNING at an iron pin on the northwestern side of Kingsley Drive at the joint front corner of Lots 17 and 18; running thence with the joint line of said lots N 13-05 W 248.3 feet to an iron pin; thence S 73-57 W 75 feet to an iron pin; thence S 37-41 W 50.8 feet to an iron pin; thence S 37-41 W 50.8 feet to an iron pin; thence with the joint line of Lots 16 and 17 S 14-50 E 235 feet to an iron pin on the northwestern side of Kingsley Drive; running thence with said side of Kingsley Drive the following courses and distances: N 65-30 E 20 feet to an iron pin; thence N 62-30 E 50 feet to an iron pin; thence N 68-00 E 40 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the same property conveyed to the grantor herein by deed of Carolina Land Company, Inc. recorded in the RMC Office for Greenville County in Deed Book 1017 at Page 70 on April 18, 1975.

GREENVILLE COUNTY S. C. 051905 SOUTH CAROLINA COUNTY DOCUMENTARY TAX OCT 29 '76 P.B. 10811 $48.95

Grantee's Address:

115 Knollwood Drive
Mauldin, South Carolina 29662

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 29th day of October 1976.

SIGNED, sealed and delivered in the presence of:

Sandra Lee

Lorraine Gary Wallace

Furman Cooper (SEAL)
Furman Cooper

STATE OF SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX OCT 29 '76 P.B. 11218 $89.00

STATE OF SOUTH CAROLINA
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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 29th day of October 1976.

Lorraine Gary Wallace (SEAL)
Notary Public for South Carolina
My commission expires: 6-30-86

Sandra Lee

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
29th day of October 1976.

Lois H. Cooper
Lois Cooper

Lorraine Gary Wallace (SEAL)
Notary Public for South Carolina
My commission expires: 6-30-86

RECORDED this ____ day of OCT 29 1976 19__ at 3:02 P. M. No. 11835

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