

Grantee's Address: 3545 Olentangy River Road, Columbus, Ohio 43214

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, S.C.

1046 478

State of South Carolina

GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Miss Kate Smith and Mrs. Anna Cunningham, hereafter referred to as Grantor, in consideration of the sum of Love and affection

by Charles A. Cunningham, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, Charles A. Cunningham, his heirs and assigns forever:

ALL that piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, in the Town of Greer, having the following metes and bounds, to-wit:

BEGINNING at a stone n.m. L. Jackson Green's corner on Hill Street and runs thence with his line 100 feet to a stone n.m. formerly M. L. Marchant's line; thence with said line 23 feet to a stone n.m. on said line; thence parallel to first line 100 feet to said Hill Street; thence with said street 23 feet to the beginning corner, and being the same tract of land conveyed to J. S. Boozer by H. S. Stokes in deed bearing date January 2, 1913 and recorded in the R.M.C. Office for said County and State in Deed Book 24 at Page 176.

ALSO: All that other piece, parcel or lot of land situate as aforesaid adjoining northwest side of the above described lot and fronting 6-1/2 inches on said Hill Street, and extending back 85 feet, together with that portion of brick wall now standing on said strip of land, this is also being the same land conveyed to J. S. Boozer by H. S. Stokes in deed above mentioned.

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Being the same property in which Dr. James T. Smith, by his Will dated April 15, 1946, recorded in the Office of the Probate Court for Greenville County, South Carolina, devised a life interest to Robbie Hudgens Smith with remainder to the grantors herein. The said Robbie Hudgens Smith, by deed dated July 20, 1976, recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Book 1039, Page 874, released her life estate to the grantor herein, Miss Kate Smith, and in the event of Miss Kate Smith's death before the death of Robbie Hudgens Smith unto Mrs. Anna Cunningham, the grantor herein.

The grantee herein agrees to pay all County of Greenville and City of Greer taxes on the above described property.

It is the intention and purpose of this deed to convey unto the grantee all of our right, title and interest in said property, whether by will or deed.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining; TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 5th day of November, 1976.

Signed, Sealed and Delivered in the Presence of

AS TO Miss Kate Smith

AS TO Mrs. Anna Cunningham
STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Kate Smith (Seal)
(Miss) Kate Smith

Mrs. Anna Cunningham (Seal)
Mrs. Anna Cunningham

Grantor

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

17th day of Nov., 1976

(Seal)

Notary Public for South Carolina

My Commission expires January 1, 1977

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

NOT NECESSARY -
WOMEN GRANTORS

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____, 19____

(Seal)

Notary Public for South Carolina

My Commission expires January 1, 197____

Recorded this _____ day of _____, 19____, at _____ M., No. _____

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