

5 Mimosa Drive  
Greenville, S. C. 29615

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Dillard & Mitchell, P.A., Greenville, S. C.

1053 340

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that CLAY C. JONES, III and LORETTA R. JONES

in consideration of Fifty-Two Thousand and no/100ths (\$52,000.00) ----- 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 VIRGINIA A. WHITE, her heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the western corner of the intersection of Astor Street with Mimosa Drive, in Greenville County, South Carolina, being known and designated as Lot No. 26 on a plat of McSWAIN GARDENS, made by C. O. Riddle, dated July, 1954, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG at page 75, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Astor Street at the joint corner of Lots Nos. 26 and 27 and running thence along the common line of said lots, S. 64-19 W., 210 feet to an iron pin; thence S. 46-20 E., 208.7 feet to an iron pin on the northwestern side of Mimosa Drive; thence along the northwestern side of Mimosa Drive, N. 34-07 E., 92.8 feet to an iron pin; thence continuing along the northwestern side of Mimosa Drive, N. 45-16 E., 34.4 feet to an iron pin; thence with the curve of the intersection of Mimosa Drive and Astor Street, the chord of which is N. 09-52 E., 40.8 feet to an iron pin on the western side of Astor Street; thence along the western side of Astor Street, N. 25-41 W., 104.1 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Grantors by deed of Easley Lumber Co., recorded August 29, 1967 in Deed Book 827 at page 211, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

271-2773-4-G

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1978 and subsequent years.

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 assigns against the grantor(s) and the grantor'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 17th day of July 19 78  
Signed, sealed and delivered in the presence of  
Clay C. Jones, III (SEAL)  
Loretta R. Jones (SEAL)  
Jack H. Mitchell, III

STATE OF SOUTH CAROLINA PROBATE  
COUNTY OF GREENVILLE

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of July 19 78  
Jack H. Mitchell, III (SEAL)  
Notary Public for South Carolina 5/22/83  
My commission expires:

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE

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 17th day of July 19 78  
Loretta R. Jones (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/22/83 July 19 78  
RECORDED this 17th day of July 19 78

271-2773-4-G 1702

0329

4328 RV-2