

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Marion O. Pitts, Melissa L. Searcy, Francis P. Barnett, Ruby M. Pitts, same as Marcelle P. Pitts, Patsy F. Dobson and Ruby F. Golightly, in consideration of One Dollar (\$1.00) and division of property, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Malcolm H. Pitts, his heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, in Oneal Township, containing 2.0 acres according to a plat entitled, "Property of Ruby M. Pitts, surveyed for Malcolm H. Pitts" prepared by Lindsey & Associates, dated June 7, 1984, to be recorded of even date herewith and having such metes and bounds as appear by reference to said plat.

THIS is a portion of a tract conveyed to the late H. M. Pitts and Ruby M. Pitts (same as Marcelle P. Pitts) by deed of C. A. Edwards, recorded on August 31, 1944 in Deed Book 267 at page 5, The said H. M. Pitts died testate on July 11, 1977, as will appear by reference to the estate records on file in the Greenville County Probate Court. Under the terms of his Will, the said H. M. Pitts attempted to make various specific devises of portions of the subject property on which the legal descriptions were not well-defined or consistant with subsequent conveyances out of the original tract. The undersigned Grantor and the Grantee constitute the widow and children of the said H. M. Pitts and one of the purposes of this deed is to clarify for the record an agreed division of the subject property.

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 30 day of July, 1984.

SIGNED, sealed and delivered in the presence of:

<u>Marion O. Pitts</u>	<u>Marion O. Pitts</u> (SEAL)
	MARION O. FITTS
<u>Melissa L. Searcy</u>	<u>Melissa L. Searcy</u> (SEAL)
	MELISSA L. SEARCY
<u>Francis P. Barnett</u>	<u>Francis P. Barnett</u> (SEAL)
	FRANCIS P. BARNETT
<u>Ruby M. Pitts</u>	<u>Ruby M. Pitts</u> (SEAL)
	RUBY M. FITTS, same as

COPIED AT 1:04 PM '84

RECEIVED

74325 W. 2