

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That WE, JOHN DAVID DYAR AND ALLENE R. DYAR

in the State aforesaid,

and taking subject to the mortgage referred to below, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ESTON L. RODGERS, His Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon situate on the Northwest side of Cope Circle, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 18 on plat of Cope Heights made by J. C. Hill, Surveyor, November 29, 1962, recorded in the RMC Office for Greenville County, S. C. in Plat Book III, Page 103, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Cope Circle at the joint front corner of Lots 17 and 18 and runs thence along the line of Lot 17 N. 25-05 W., 150 feet to an iron pin; thence S. 64-55 W., 95 feet to an iron pin; thence with the line of Lot 19, S. 25-05 E., 150 feet to an iron pin on the Northwest side of Cope Circle; thence along Cope Circle N. 64-55 E., 95 feet to the beginning corner.

This is the same property conveyed to us by deed of Hoyt Walters dated April 23, 1965, recorded in the RMC Office for Greenville County in Deed Book 772, Page 39.

The Grantee herein, is taking this deed subject to the lien of that mortgage given by John David Dyar and Allene R. Dyar to C. Douglas Wilson & Co. on April 23, 1965 in the original amount of \$15,200.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 992, Page 427, on which there remains unpaid a principal balance of \$14, 756.67

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, and rights-of-way, if any affecting the above described property.

Grantee to pay 1967 taxes.

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(s) hereinabove named, and his Heirs and Assigns forever.

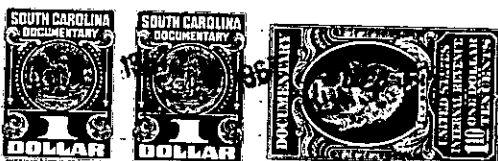
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs and Assigns against the grantor(s) and the grantor(s)'s Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)'s hand and seal this 2nd day of June in the year of our Lord One Thousand Nine Hundred and Sixty Seven.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

[Signatures of John David Dyar and Allene R. Dyar]



State of South Carolina, Greenville County

Personally appeared before me JOHN V. HUNTER, JR

and made oath that he saw the within named grantor(s) John David Dyar and Allene R. Dyar deliver the within written deed, and that he, with Homer L. Smith, their act and deed witnessed the execution thereof.

Sworn to before me this 2nd day of JUNE A. D. 1967. [Signature of Notary]

[Signature of Notary]

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, HOMER L. SMITH, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Allene R. Dyar wife of the within named John David Dyar 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 ESTON L. RODGERS his Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 2nd day of JUNE A. D. 1967. [Signature of Notary]

[Signature of Allene R. Dyar]

1301-436-3-59