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TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAMES, ATTORNEY AT LAW, 101 MANLY STREET, GREENVILLE, SOUTH CAROLINA

OLLIE EARNSWORTH  
R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

That Artistic Builders, Inc.

Know All Men by These Presents:

in the State aforesaid,  
in consideration of the sum of Eight Thousand Seven Hundred Forty and No/100 (\$8,740.00)----- DOLLARS,  
and assumption of mortgage,

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 grantee(s)

DONALD B. COOLER AND HELEN H. COOLER, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, at the south-westerly intersection of Devenger Road and New Haven Drive, being shown and designated as Lot No. 89, on plat of Merrifield Park, Section II, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Pages 50 and 51, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of New Haven Drive, joint front corner of Lots Nos. 89 and 90, and running thence N. 40-27 W. 165 feet to an iron pin; running thence N. 49-33 E. 102.6 feet to an iron pin on the southerly side of Devenger Road; running thence with the southerly side of Devenger Road S. 57-03 E. 106.1 feet to an iron pin; thence continuing with the southerly side of Devenger Road S. 58-34 E. 23.4 feet to an iron pin; thence with the intersection of Devenger Road and New Haven Drive, S. 9-13 E. 32.6 feet to an iron pin on the northwesterly side of New Haven Drive; running thence with the northwesterly side of New Haven Drive, the following courses and distances: S. 40-07 W. 81 feet and S. 49-33 W. 44 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground. DERIVATION: Deed Book 877, at Page 153. Grantor is to pay 1969 taxes.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from the grantor to Fidelity Federal Savings and Loan Association, Greenville, S. C., said mortgage being in the original amount of \$28,000.00, dated 6 October 1969, recorded 6 October 1969, RMC Office for Greenville County, S. C., in Mortgage Book 1138, at Page 427, upon which there is a balance due of \$28,000.00.

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 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 and Assigns~~ <sup>Successors and Assigns</sup> to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') ~~Heirs, or Successors and Assigns~~ <sup>Successors and Assigns</sup> 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 19th day of December, 1969

Signed, Sealed and Delivered in the Presence of  
*Richard D. Payne*  
Richard D. Payne

ARTISTIC BUILDERS, INC. (Seal)  
BY: *Fay B. ...* (Seal)  
President (Seal)

Greenville County  
Stamps Paid \$ 9.90  
Act No. 380 Sec. 1

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 19th day of December, A. D., 1969  
*Richard D. Payne* (Seal)  
Notary Public for South Carolina Commission Expires October 20, 1979

*Barbara L. Payne*

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR-CORPORATION"  
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19\_\_\_\_  
*Richard D. Payne* (Seal)  
Notary Public for South Carolina Commission Expires October 20, 1979  
Cancelled documentary stamps attached: U. S. \$ \_\_\_\_\_  
Recorded this 22 day of December

WILL COURT GREENVILLE SOUTH CAROLINA DOCUMENTARY DOLLARS

201-543.9-1-89

at 11:43 A. M., No. 14317