

TITLE TO REAL ESTATE-- Attorneys at Law, Greenville, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that John Woodfin Grady, III

In consideration of Thirteen Thousand Eight Hundred Forty Six and 35/100 (\$13,846.35) Dollars,
and the assumption of mortgage set out below

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Thomas M. Patrick, Jr., Richard H. Warder, and C Carlyle Steele, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land lying, situate and being in the City of Greenville, County of Greenville, State of South Carolina and being shown and designated as a portion of Lots 5 and 6, Block E, according to a plat of Boyce Addition, said plat being recorded in the RMC Office for Greenville County in Plat Book A, at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of Whitsett Street and Boyce Avenue and running thence along Boyce Avenue S. 15 E. 126 feet 1 inch to an iron pin on a ten foot alley; Thence with the ten foot alley, S 76-45 W. 78 feet 4 inches to a point; thence N. 15 W. 126 feet 1 inch to a point on Whitsett Street; thence with Whitsett Street, N 76-45 E. 78 feet 4 inches to an iron pin at the southwest point of Whitsett Street and Boyce Avenue, the point of beginning.

DERIVATION: Allen Montgomery Goodlett and William Ward Goodlett, Deed Book 921, page 329, recorded 28 July, 1971.

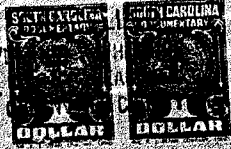
Grantor also conveys to Grantees all high right, title, and interest in and to any personal property on the premises that is not the property of the tenant.

Grantees, as part of the consideration, assume and agree to pay Grantor's mortgage to South Carolina Federal Savings & Loan Association having a current unpaid balance of \$19,153.65. Grantor agrees to remove all personalty from the premises before September 1, 1976, at which time all personalty remaining on the premises will become property of the Grantees.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 22 day of July 1976
SIGNED, sealed and delivered in the presence of:
John Woodfin Grady, III (SEAL)

George N. Funderburk
Dunn Brandon

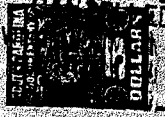


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 22 day of July 1976
Dunn Brandon (SEAL)



Greenville County
Stamps
Pa. 15.40
Am. No. 28 Sec. 1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (widow) of the above named grantor(s) respectively, did this day, before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, threat or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(s)' heirs or successors and assigns, all her (his) dower and estate, and all her (his) right and claim of dower in and to all and singular the premises within mentioned and related.

GIVEN under my hand and seal this 22 day of July 1976
Dunn Brandon (SEAL) Susan H. Grady

My Commission Expires May 13, 1980

RECORDED this JUL 22 1976 at 3:30 P. M. No. 2181

10300

10328