

110 Elford, Greenville, S. C.

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Vol 1071 p. 357

KNOWN ALL MEN BY THESE PRESENTS, that Fannie K. Caldwell, Carroll E. Caldwell and Nancy Caldwell Rentz

in consideration of Forty Thousand and No/100 (\$40,000.00)----- 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

John Bolt Culbertson, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Lavinia Avenue in the City of Greenville, and being known as part of Lot No. 8 of the old Rowley Place, plat of which is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book C, at Page 5, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of Lavinia Avenue, and running thence along the west side of Lavinia Avenue N. 21-45 W. 60 feet to an iron pin, thence S. 76-30 W. 130 feet to an iron pin, thence S. 21-45 E. 60 feet to an iron pin, thence N. 76-30 E. 130 feet to the point of beginning.

Also, all right, title, and interest (whatever the same may be) in and to a 10 foot alley extending along the southern side of said lot which was closed under an agreement by Albirta J. Hobbs with Wilton H. Earle, et al, said agreement being recorded in the R.M.C. Office for Greenville County in Deed Volume 61, at Page 126, and also by agreement of Albirta J. Hobbs, Marguerite G. Earle, William G. Sirrine, and Wilton H. Earle dated February 23, 1921, said agreement being recorded in Deed Volume 61, at Page 128.

The above described property is the identical property conveyed to B. B. Caldwell by the South Carolina National Bank of Charleston, Greenville, S.C., as Trustee under the Will of Lois Cody, dated April 16, 1965, and recorded in Deed Book 771, Pages 309 and 310, and inherited by the grantors herein under the Will of B. B. Caldwell, which Will is recorded in Apartment 1420, File 30, Probate Court of Greenville County.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 December 19 77

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
Fannie K. Caldwell
Carroll E. Caldwell
Nancy Caldwell Rentz

RECORDED JAN 5 1978

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30 day of December 1977

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: _____
[Signature]

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 (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, 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 30 day of December 1977
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: _____

RECORDED this _____

At 11:08 A.M. #20156

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