

1613 E. North Street, Greenville, S.C. 29601

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

1086 528

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that James V. Phoa, Robert Richard Taylor, Jr. and Walter David Grubbs

in consideration of Four Thousand Four Hundred Forty-Nine and 13/100-----Dollars, (\$4,449.13) and Assumption of Mortgage Set forth 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 Arnold E. Mullinax, his heirs and assigns, forever:

ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Briarcliff Drive (formerly Central Avenue) and being known and designated as Lot No. 15 and part of Lot No. 16 on plat of Dixie Heights Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book H, at page 46, and being shown as Lot No. 15 and a portion of Lot No. 16 on plat of Property of J. A. Carson, recorded in Plat Book V at page 1, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Briarcliff Drive at the joint front corner of Lots 14 and 15 and running thence with the common line of said lots N. 46-48 W. 150 feet to an iron pin; thence crossing the rear line of Lot No. 15 and a portion of Lot No. 16 N. 43-12 E. 70 feet to an iron pin; thence in a new line through Lot No. 16 S. 46-48 E. 150 feet to an iron pin on the northwestern side of Briarcliff Drive; thence with the northwestern side of said Drive S. 43-12 W. 70 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Grantors by deed of Jack H. Doornbos and Ruby D. Doornbos recorded in the R.M.C. Office for Greenville County in Deed Book 892 at page 411 on June 19, 1970.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, rights of way, if any, affecting the above described property.

As a part of the consideration for this conveyance the Grantee assumes and agrees to pay the balance due on that certain mortgage given by Jack H. and Ruby D. Doornbos to Cameron-Brown Company dated June 12, 1967, in the original amount of \$11,500.00, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1060, at page 299, on which there remains a balance due of \$9,050.87.

Grantees to pay 1978 Property Taxes.

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 25th day of August 19 78

SIGNED, sealed and delivered in the presence of:

*[Signatures]*  
James V. Phoa  
Robert Richard Taylor, Jr.  
Walter David Grubbs

*[Signatures]*  
James V. Phoa (SEAL)  
Robert Richard Taylor, Jr. (SEAL)  
Walter David Grubbs (SEAL)

STATE OF SOUTH CAROLINA }  
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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 25th day of August 19 78

*[Signature]* (SEAL)  
Notary Public for South Carolina

My commission expires: 11-4-80

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

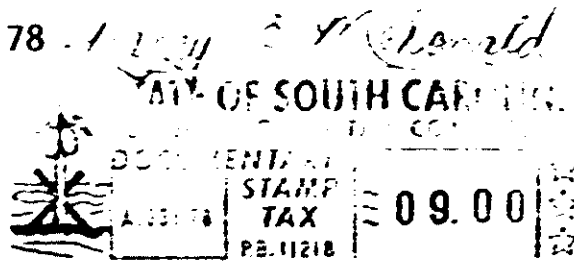
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and 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 25th day of AUGUST 19 78.

*[Signature]* (SEAL)  
Notary Public for South Carolina

My commission expires: 11-4-80

RECORDED this (CONTINUED ON NEXT PAGE) day of



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