BOOK 678 PAGE 304

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

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

JUL 21 3 45 PM 1961

Know All Men by These Presents:

That I, CARL FOSTER HOLLAND in the State aforesaid,

in consideration of the sum of One and no/100 ---------- DOLLARS,
and assumption of 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 RONALD E. BAILEY and ORPHA A. BAILEY, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of Chatham Drive, near the City of Greenville, in Greenville County, S.C., known and designated as Lot 173 on plat of Augusta Acres subdivision made by Dalton and Neves, Engineers, 1946, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book S, Pages 200 and 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Chatham Drive at joint front corner of Lots 172 and 173, and runs thence along the line of Lot 172, S. 81-44 W., 264.7 feet to an iron pin; thence S. 8-16 E., 69.9 feet to an iron pin; thence N. 86-52 E., 266 feet to an iron pin on the West side of Chatham Drive; thence along Chatham Drive, N. 8-13 W., 93.8 feet to the beginning corner.

GRANTEES assume and agree to pay the balance due on that mortgage given by Charles H. Gudgel to Aiken Loan and Security Company, dated March 29, 1960, in the original amount of $12,550.00, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 820, Page 127, on which there remains an unpaid balance of $12,256.24.

THIS is the same property conveyed to the grantor by deed of Charles H. Gudgel, dated April 26, 1960, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 649, Page 128.

Grantees to pay 1961 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 their 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 21st day of July in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Edith G. McClellan

Patrick C. Fant

Carl Foster Holland (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Edith G. McClellan

and made oath that she saw the within named grantor(s) Carl Foster Holland sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 21st day of July, A. D. 1961

Patrick C. Fant (Seal)
Notary Public for South Carolina

Edith G. McClellan

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify unto all whom it may concern, that Mrs. Mina Holland wife of the within named Carl Foster Holland 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 Ronald E. Bailey and Orpha A. Bailey, their 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 21st day of July, A. D. 1961

Patrick C. Fant (Seal)
Notary Public for South Carolina

Mina A. Holland

Cancelled documentary stamps attached: S. C. $----------; U. S. $----------

Recorded this 21st day of July 1961, at 3:45 P. M., No. 2316

393-4-3