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TITLE TO REAL ESTATE-Prepared by Haynsworth, Perry, Bryant, Marion & Johnstoney Attorneys at Law, Greenville, S. C.

State of South Carolina,

County of GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, That

him

RICHARD W. MOLTEN, JR.

in the State aforesaid, in consideration of the sum of Eleven Thousand Five Hundred and No/100 (\$11,500.00)----- Dollars,

to

in hand paid at and before the scaling of these presents by

Michael D. Mazerall and Susan A. Mazerall

(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 Michael D. Mazerall and Susan A. Mazerall, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the Northern side of Ridgeland Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 as shown on a plat entitled "Estate of W. C. Cleveland", prepared by Dalton & Neves, Engineers, dated December, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-Y at page 23, and having, according to said plat, the following metes and bounds: - 500 - 67.3 - 700

BEGINNING at an iron pin on the Northern side of Ridgeland Avenue at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2 N. 26-56 E. 176.1 feet to an iron pin on the Southern side of a twenty foot alley; thence with the Southern side of said twenty foot alley S. 66-09 E. 65.1 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 S. 26-56 W. 179.6 feet to an iron pin on the Northern side of Ridgeland Avenue; thence with the Northern side of Ridgeland Avenue N. 63-04 W. 65 feet to the point of beginning.

TOGETHER WITH all the right, title and interest, if any, of the Grantor in and to that portion of the said twenty foot alley which is adjacent to the premises herein conveyed.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

This is a portion of the property conveyed to the Grantor herein by deed of The South Carolina National Bank, as Trustee under unrecorded Agreements with Alice Cleveland Richardson, et al., and, individually, Alice Cleveland Richardson, Harriet Cleveland Dobbins and Gertrude Cleveland McCoin, dated September 12, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1064 at page 160, on September 14, 1977.

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