

TITLE TO REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law

Greenville, S. C. - Greer, S. C. R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

Greenville County Stamps Paid \$2.75 Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that VENTURE, INC.

of mortgage (see below) in consideration of Two Thousand one hundred Dollars, plus assumption of 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 W. Donald Owens and Hubert B. Ellison, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in the City Limits of the town of Greer, on the west side of the National Highway (now West Poinsett Street), and being all of lots five and seven and a part of lot eight as shown on plat of R. L. Ford property, said plat made by W. A. Christopher, Surveyor, March 2nd, 1923, and having the following courses and distances:

BEGINNING on an iron pin on the West side of National Highway (now West Poinsett Street) corner of Lots four and five, and running thence S. 10-35 W. 306 feet to an iron pin on line of lot number eight and on edge of an unnamed street (now Heyward Street); thence with the said unnamed street (now Heyward Street) N. 54-30 W. 83 feet to iron pin, corner of lot number seven and the intersection of another unnamed street (now Calvery Street); thence with the second unnamed street (now Calvery Street) N. 12-00 E. 260 feet to an iron pin, corner of said lot No. 5 and intersection of the said unnamed street (now calvery Street) with the National Highway (now West Poinsett Street); thence with the National Highway (now West Poinsett Street) S. 88-20 E. 70 feet to the beginning corner.

This is the same property conveyed to the grantor by deed dated September 3, 1970 and recorded in Deed Book 897 at page 585 in the R.M.C. Office for Greenville County.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights of way, of record, if any, affecting the above described property. As a part of the consideration herein, Grantee assumes and agrees to pay that certain mortgage given to Frederick W. Andrea and Mildred Andrea Greer, dated Sept. 3, 1970, in Mort. Book 1165, page 459, R.M.C. for Greenville County in the amount of \$12,946.14.

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)' hand(s) and seal(s) this 3rd day of February 1971.

SIGNED, sealed and delivered in the presence of:

Ronald K. Edwards (Signature)

Hubert B. Ellison (Signature) President, Venture, Inc. Patricia J. Ellison (Signature) Secretary, Venture, Inc.



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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) 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 3rd day of February 1971.

Ronald K. Edwards (Signature) Notary Public for South Carolina

Lucas V. Lewis (Signature)

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

NO RENUNCIATION OF DOWER CORPORATION

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)' heirs or 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 day of 19

Notary Public for South Carolina.

RECORDED this 4th day of February 1971 at 1:13 P. M. No. #18084

1-285-69-5-1