

TITLE TO REAL ESTATE— Offices of HILL, JAMES, & COMPANY, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

va 1023 va 304

KNOW ALL MEN BY THESE PRESENTS, that Ruby L. Guinn

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 Henry N. Pace and Natalie J. Pace, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville on the westerly side of McSwain Drive and being known and designated as Lot 78 on a plat of McSwain Gardens, prepared by C.O. Riddle, Surveyor, dated July, 1954 and recorded in the RMC Office for Greenville County in Plat Book GG at page 75 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of McSwain Drive joint front corners of Lots 77 and 78 and running thence along common line S69-17W, 175 feet to an iron pin; running thence along rear of Lot 78 N22-00W, 90 feet to an iron pin, joint rear corners of Lots 77 and 79; thence along common line of said lots N61-0E, 168 feet to an iron pin on the westerly side of McSwain Drive; thence along McSwain Drive S30-21E, 49 feet to an iron pin; thence continuing along McSwain Drive S22-50E, 66 feet to an iron pin to the point of beginning. — 271 - 277.2 - 2 - 2 G

This conveyance is made subject to all easements, restrictions, and/or rights of way of record, if any.

This is the same property conveyed to Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book at page

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(s) heirs or successors 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, 1975.

SIGNED, sealed and delivered in the presence of:

James C. Black
Michael J. Roane

Ruby L. Guinn

GREENVILLE COUNTY
Stamp: \$44.00



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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of August, 1975.

Charles A. [Signature]
Notary Public for South Carolina (SEAL)

James C. Black

My Commission Expires

STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER NOT NECESSARY-GRANTOR WOMAN

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 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 (SEAL)

My Commission Expires

RECORDED this day of AUG 28 1975 at 3:38 P.M. No 5417

5556

4328 RV-2