

State of South Carolina  
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

I, David M. McAvoy, for and in consideration of the sum of Six Thousand Four Hundred Seventy-four (\$6,474.00) and assumption of Mortgage set out below, by and for the use and behoof of Cora B. Cappelle, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, and by these presents, does grant, bargain, sell and release unto the said Grantee, Cora B. Cappelle, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 2, Section G of a Plat of Crofstone Acres, dated December 1947, recorded in the RMC Office for Greenville County in Plat Book R, page 169, and having, according to a more recent plat by Dalton & Neves Co., Engineers, dated February 9, 1974, the following metes and bounds, to-wit:

BEGINNING at a point on the North side of Wedgewood Drive, said point being the joint front corner of Lots 1 and 2 and lying 115 feet in an easterly direction from Brentwood Drive, and running thence with the joint line of Lots 1 and 2, N. 12-33 W. 170.8 feet to a point; thence N. 59-45 E. 45 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the joint line of Lots 2 and 3, S. 22-45 E. 169.9 feet to an iron pin on the northern side of Wedgewood Drive; thence with the northern side of Wedgewood Drive, S. 63-40 W. 75 feet to the point of beginning.

Being the same property conveyed to grantor by Carole P. Harrison by deed dated February 11, 1974, recorded in the office of the RMC for Greenville County in Deed Book 993, Page 671.

This conveyance is made subject to that certain mortgage granted to Collateral Investment Company dated February 11, 1974, recorded on February 12, 1974, in the office of the RMC for Greenville County, S. C., in Mortgage Book 1301, page 593, said mortgage having been subsequently assigned to Knickerbocker Federal Savings and Loan Association by Assignment dated May 24, 1974, and recorded on May 27, 1974, in Mortgage Book 1311, Page 592, said Mortgage having a principal balance of \$20,026.06. Grantee hereby assumes and agrees to pay the Note secured by said Mortgage.

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 and Grantee's Heirs Successors and Assigns forever, AND Grantee does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantee this 1st day of February, 1978.

Signed, Sealed and Delivered in the Presence of

David M. McAvoy

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantee's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantee.

Subscribed to before me this

31st day of February, 1978

Notary Public for South Carolina

My Commission expires

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name] wife of the within named Grantor 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 whatsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this

1st day of February, 1978

Notary Public for South Carolina

My Commission expires

Recorded this FEB 1 1978

At 11:28 A.M.

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