

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

JUL 17 9 22 AM '69

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, BERNICE McCOMBS DUNCAN, as General Guardian for Lindsey Dean McCombs,

in consideration of One and No/100 (\$1.00) Dollars and Recitals

~~XXXX~~

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto LINDSEY DEAN McCOMBS, his Heirs and Assigns, forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, situate, lying and being on the western side of Floyd Street being known and designated as Lot 91 on plat of Section 2 of Monaghan Subdivision, recorded in Plat Book GG, Page 151, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southwestern side of Floyd Street at the joint front corner of Lots 90 and 91 and running thence with Lot 90, S 38-30 W 160 feet to pin; thence with the rear line of Lot 63, N 51-30 W 75 feet to corner of Lot 92; thence with Lot 92, N 38-30 E 160 feet to pin on the southwestern side of Floyd Street; thence with Floyd Street S 51-30 E 75 feet to the point of beginning.

This is the same property which was conveyed to Bernice McCombs Duncan as General Guardian for Lindsey Dean McCombs in August, 1961 by deed recorded in Volume 680, Page 383. At the time of such conveyance, Lindsey Dean McCombs was only 18 years of age and has now attained the age of 27 years, and this deed is executed so as to vest a fee simple title in Lindsey Dean McCombs.

It is understood that this conveyance is made subject to a mortgage recorded in Volume 864 at page 132.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 17th day of July 1969.

SIGNED, sealed and delivered in the presence of:

[Signature]

Mrs Bernice M^{rs} Combs Duncan (SEAL)
as General Guardian for Lindsey Dean McCombs (SEAL)

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of July 1969.

[Signature] (SEAL)
Notary Public for South Carolina

Linda O. Forrester

My commission expires: My Commission Expires 1/1/1971

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

GRANTOR A 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, 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

(SEAL)

Notary Public for South Carolina.

RECORDED this 17th day of July 1969, at 9:22 A. M., No. #1387

143-1-72