

State of South Carolina GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Mary Jane Peden and John W. Peden hereafter referred to as Grantor, in consideration of the sum of One Thousand Nine Hundred Fifty and no/100ths DOLLARS, paid to Grantor by Robert W. Blackwell hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns,

ALL that piece, parcel or lot of land situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, shown as Lot #5 on Plat of Property of John W. Peden, prepared by Robert Jordan, RLS, dated November 21, 1967, consisting of 1.14 acres and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Crystal Lane at the joint front intersection of Lots #5 and 6 and running thence N. 25-09 W. 377.1 feet along the common line of Lots #5 and 6; thence turning and running N. 68-08 E. 133.2 feet to a point at the joint rear corner of Lots #4 and 5; thence turning and running along the common line of Lots #4 and 5 S. 25-09 E. 369.5 feet to a point at the edge of Crystal Lane; thence turning and running along the edge of Crystal Lane S. 64-51 W. 133 feet to the point of beginning.

The property conveyed herein shall be used only for a single family residence having 1200 or more square feet of heated living space.



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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 Grantor 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 Grantor this 20th day of January, 1970.

Signed, Sealed and Delivered in the Presence of [Signature]

Mary Jane Peden (Seal) John W. Peden (Seal) Grantor (Seal)

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor'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 Grantor.

Sworn to before me this 20th day of January 1970 [Signature] Notary Public for South Carolina

My Commission expires January 1, 1971

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. Mary Jane Peden, 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 whomsoever, 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 20th day of January 1970 [Signature] Notary Public for South Carolina

Mary Jane Peden (Seal) Mary Jane Peden

My Commission expires January 1, 1971

Recorded this 21st day of January 1970 at 2:43 P.M., No. #16348

OUT OF 535.1-2-25.13