

TITLE TO REAL ESTATE — Prepared by Clifford E. Gaddy, Jr., Attorney at Law, Greenville, S. C.

FEB 20 11 56 AM '70

STATE OF SOUTH CAROLINA COUNTY OF

OLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS That Frank Woodrow Loftis, Jr. in the State aforesaid,

(\$2,712.31) in consideration of the sum of Two Thousand Seven Hundred Twelve and 31/100/-----DOLLARS, and assumption of mortgage as set forth below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Charles M. Shellnut, his heirs and assigns forever:

All that certain lot of land lying in the State of South Carolina, County of Greenville, City of Greenville, lying on the southwestern side of Cammer Avenue and known as Lots 42 and a portion of Lot 43 as shown on a revised plat of Augusta Road Hills, said plat being recorded in the RMC Office for Greenville County in Plat Book M at page 33, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin on the southwestern side of Cammer Avenue at the joint front corner of Lots 41 and 42 and proceeding with the southeastern side of Cammer Avenue, N. 42-10 E. 90 feet to an iron pin in the center of the front line of Lot 43; thence on a new line through Lot 43, S. 47-50 E. 165 feet to an iron pin in the center of the rear lot line of Lots 43 and 50; thence with the rear line of Lots 50 and 51, S. 42-10 W. 90 feet to an iron pin at the joint rear corner of Lots 41, 42, 51 and 52; thence with the line of Lot 41, N. 47-50 W. 165 feet to the point of beginning. Being the same property conveyed to Frank Woodrow Loftis, Jr. by deed recorded in Deed Book 808 at page 588 in the RMC Office for Greenville County.

The above conveyance is subject to all rights of way, easements and Protective Covenants affecting the property appearing upon the public records of Greenville County.

(OVER)

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(s) hereinabove named, his Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 19th day of February in the year of our Lord One Thousand Nine Hundred and Seventy.

Signed, Sealed and Delivered in the Presence of

Frank Woodrow Loftis, Jr. (Seal)

Signed, Sealed and Delivered in the Presence of (Seal) [Signatures]



Greenville County Stamps Paid \$ 3.30 Act No. 380 Sec. 1 (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 19th day of February 1970

Notary Public for South Carolina April 7, My Commission expires July 24, 1979 (Seal)

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

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 19th day of February 1970

Notary Public for South Carolina April 7, My Commission expires July 24, 1979 RECORDED this day of 19 at M., No.

Judy K. Loftis (Seal)

22-9-6-13-12-15