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State of South Carolina, Greenville, S. C.

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State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That C. FITZHUGH DEAR

hereafter referred to as Grantor, in consideration of the sum of TEN AND NO/100 (10.00) DOLLARS, paid to Grantor and love and affection for my wife, the Grantee, and assumption of mortgage, by CHRISTINE M. DEAR 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, her heirs and assigns, forever:

ALL of my undivided right, title, interest and estate, the same being an undivided one-half, in and to the following described property:

ALL of that lot of land in the County of Greenville, State of South Carolina, known as Lot No. 17, Section C, of Croftstone Acres, according to a plat recorded in the S. C. Office for Greenville County in Plat Book S, at Pages 78 and 79, said lot fronting 100 feet on the Northern side of Rutherford (Camp) Road; said lot being 200 feet deep on the Eastern side and 301.9 feet on the Western side with a width of 100 feet on the rear, being the same lot conveyed to the Grantor and Grantee by deed recorded in Deed Book 566, Page 458.

As a part of the consideration of this conveyance, the Grantee does hereby assume the payment of the mortgage balance due and owing on that mortgage assumed by the Grantor and the Grantee in the above referred to deed.

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 Successors/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 9th day of March, 1970.

Signed, Sealed and Delivered in the Presence of

C. Fitzhugh Dear (Seal)

J. B. Price (Seal)

Margaret H. Tollant (Seal)

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) 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

9th day of March, 1970
William J. Price (Seal)
Notary Public for South Carolina

Margaret H. Tollant

My Commission expires January 1, 1971.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

GRANTEE LIFE OF GRANTOR

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, 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

_____ day of _____, 19____
(Seal)
Notary Public for South Carolina

My Commission expires January 1, 197____.

Recorded this 9 day of March, 1970, at 11:10 A.M., No. 19605

519-183-12