

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, Samuel H. Burgess,

in the State aforesaid,
in consideration of the sum of Eleven Thousand Five Hundred and No/100 (\$11,500.00)-----DOLLARS,

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 the said grantee(s) RICHARD V. MAGILL, JR. AND CAROLYN B. MAGILL, THEIR HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel, or lot of land with the buildings and improvements thereon, situate, lying, and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 23, on Plat of L. A. Moseley, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book "J", at Page 239, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Charles Street, now Burgess Avenue, joint front corner of Lot No. 22 and 23, and running thence with the line of Lot No. 22, S. 46-45 E. 181.9 feet to an iron pin; thence S. 32-25 W. 61.2 feet to an iron pin; thence with the line of Lot No. 24, N. 46-45 W. 193.3 feet to an iron pin on the southeasterly side of Charles Street; thence with the southeasterly side of Charles Street, N. 43-15 E. 60 feet to the point of BEGINNING.

ALSO: All that piece, parcel, or lot of land with the buildings and improvements thereon, situate, lying, and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as part of Lot No. 22, on Plat of L. A. Moseley, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book "J", at Page 239, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Charles Street, now Burgess Avenue, joint corner with Lot No. 23, and running thence S. 46-45 E. 181.9 feet to an iron pin; thence N. 32-25 E. 90 feet to a point; thence through Lot No. 22, in a northwesterly direction 160 feet, more or less, to a point on Charles Street; thence along Charles Street, S. 43-15 W. 75.1 feet to an iron pin, the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground. DERIVATION: Deed Book 767, at Page 163.

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, and the Grantee's(s') Heirs or Successors and Assigns forever.

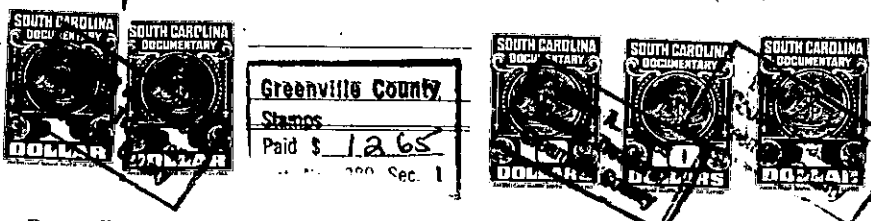
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the 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(s) and seal(s) this 25th day of March, 1970

Samuel H. Burgess (Seal)

Signed, Sealed and Delivered in the Presence of

Barbara G. Jayne
Barbara G. Jayne



State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 written deed, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 25th day of March, A. D., 1970

Barbara G. Jayne (Seal)
Notary Public for South Carolina Commission Expires October 20, 1979

Barbara G. Jayne

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 25th day of March, A. D., 1970

Pauline C. Burgess (Seal)
Notary Public for South Carolina Commission Expires October 20, 1979

Pauline C. Burgess

Cancelled documentary stamps attached to this U. S. at 1:50 P. M., No. #21002
Recorded this 26th day of March 1970

235-168-12-889