

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

JUL 27 4 54 PM '70

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS That we, Jack A. Banning and Carolyn W. Banning,
in the State aforesaid,

in consideration of the sum of Two Thousand Six Hundred Seventy-Two and 90/100----- DOLLARS,
(\$2,672.90) and assumption of mortgage as hereinbelow stated,
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 Langdon A. Erwin, III, and Sandra U. Erwin, their heirs and
assigns, forever,

All that certain piece, parcel or lot of land, with improvements thereon, in the State
of South Carolina, Greenville County, lying on the southern side of Embry Street,
being shown and designated as Lot No. 33 on a plat of Section No. 2, Colonial Hills
Subdivision, prepared by Piedmont Engineers and Architects, dated June 17, 1964, and
recorded in the R.M.C. Office for Greenville County in Plat Book RR, page 185, and,
according to said plat, having the following courses and distances, to wit:

BEGINNING at an iron pin on the southern side of Embry Street, the joint front corner
of Lots Nos. 33 and 34 as shown on said plat, and running thence with the common line
of said lots, S. 19-57 E. 140.4 feet to an iron pin; thence S. 22-01 W. 72.6 feet to
an iron pin; thence S. 84-05 W. 85.0 feet to an iron pin; thence with the common line
of Lots Nos. 32 and 33 N. 6-13 W. 153.8 feet to an iron pin on the southern side of
Embry Street; thence with the southern side of said street, N. 63-20 E. 70.0 feet and
N. 37-56 E. 30.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Grantors herein by deed recorded in the
R.M.C. Office for Greenville County in Deed Book 852, page 440.

This conveyance is made subject to restrictive covenants recorded in the R.M.C. Office
for Greenville County in Deed Book 785, page 543, and to all easements and rights of
(See reverse side for continuation of description)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said
premises belonging, or in anywise incident or appertaining.

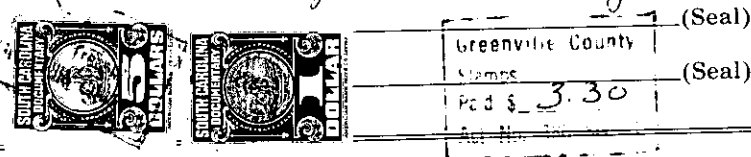
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) herein-
above named, their Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s)
and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular 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 s and seal s this 26th day of July
in the year of our Lord One Thousand Nine Hundred and seventy.

Signed, Sealed and Delivered in the Presence of

Jack A. Banning (Seal)
Carolyn W. Banning (Seal)

Clifford F. Gaddy, Jr.
Clare H. Clark



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 26th day of July 19 70

Clare H. Clark (Seal) Clifford F. Gaddy, Jr.
Notary Public for South Carolina
My Commission Expires: 4-7-79

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 be-
fore 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
26th day of July 19 70 Carolyn W. Banning

Clifford F. Gaddy, Jr. (Seal)
Notary Public for South Carolina
My Commission Expires: 12-22-79
RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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