

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

State of South Carolina } OLLIE FARNSWORTH Know All Men by These Presents:
COUNTY OF GREENVILLE } R. M. C.

That E. F. Cunningham and Rose M. Cunningham

in consideration of the sum of Forty-Five Hundred and NO/100 (\$4,500.00) - - - - - in the State aforesaid, 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)

JOHN H. TAYLOR, JR., HIS HEIRS AND ASSIGNS FOREVER:

All that certain piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 38 on plat of Cunningham Acres, prepared by R. S. Riddle, recorded in the R.M.C. Office for Greenville County, in Plat Book BBB at Page 118, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Southern side of Tara Avenue at the joint front corner of Lots Nos. 39 and 38, S. 84-40 E. 110 feet to an iron pin; thence with joint front corner of Lot No. 38 and 37 S. 5-20 W. 165 feet to an iron pin; thence N. 84-40 W. 110 feet to an iron pin corner of Lots Nos. 38 and 39, thence N. 5-20 E. 165 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way of record, or on the ground, affecting the premises hereinabove described.



495

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 7th day of August 19 70

E. F. Cunningham (Seal)
Rose M. Cunningham (Seal)

_____ (Seal)

Signed, Sealed and Delivered in the Presence of

Beverly C. Pittman

_____ (Seal)

State of South Carolina

COUNTY OF GREENVILLE

(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 7th day of August, A. D., 19 70

Beverly C. Pittman
_____ (Seal)

Notary Public for South Carolina, Commission Expires October 20, 1979

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 7th day of August, A. D., 19 70

Rose M. Cunningham
_____ (Seal)

Notary Public for South Carolina, Commission Expires October 20, 1979

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____, 19 _____, at 3:10M., No. #3162

Recorded this 7th day of August 1970

5270-558.3-1-185