

DEC 2 10 07 AM '70  
R. M. C.

TITLE TO REAL ESTATE—Offices of Earle, Bonham & Gwynn, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Fred J. Collins, Jr.

in consideration of One Dollar and subject to mortgage ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Collins Music Co., Inc., its successors and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, lying near the intersection of Farris Bridge Road and White Horse Road (S. C. Highway 250) and having according to a plat prepared for Harold J. Edwards and Agnes E. McDonald, et al. by C. O. Riddle, R. L. S., dated April 16, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of White Horse Road at the corner of property now or formerly owned by Harold J. Edwards and running thence with his line, S. 83-32 W. 249.9 feet to an iron pin on the eastern side of Farris Bridge Road; thence with said Road, N. 18-08 W. 319.6 feet to an iron pin at the corner of property now or formerly owned by Mona Freeman Chapman; thence with said line, S. 86-26 E. 403 feet to an iron pin on the western side of White Horse Road; thence with said Road, S. 12-17 W. 255.8 feet to the beginning corner.

This conveyance is made subject to a mortgage given by Fred J. Collins, Jr. to Southern Bank and Trust Company in the original sum of \$ 10,000.00 which mortgage is now being recorded and has a balance due of \$ 10,000.00.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors 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 9th day of October 1970  
SIGNED, sealed and delivered in the presence of:  
Fred J. Collins, Jr. (SEAL)  
Fred J. Collins, Jr.

Brian Bogeman (SEAL)  
Cardy A. Gwalt (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

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

SWORN to before me this 9th day of October 1970  
Brian Bogeman (SEAL)  
Notary Public for South Carolina  
My Commission Expires Aug. 14, 1979  
Cardy A. Gwalt

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }

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 grantor(s) and the grantee(s)' heirs or 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 9th day of October 1970  
Susan Hannah (SEAL)  
Notary Public for South Carolina  
My Commission Expires: May 26, 1979  
Shirley W. Collins

RECORDED this 2 day of December 1970

12-1-258-502