

TITLE TO REAL ESTATE—Love, Thornton, Arno & Thomas Sworff Building, Greenville, S. C.

R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Frank B. Fitzgerald, Jr.

in consideration of Five Thousand Two Hundred Twenty-six and 93/100 (\$5,226.93)--- Dollars,
and assumption of mortgage as set out below-----
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

H. C. Smith and John M. Flynn, their heirs and assigns, forever:

All that lot of land in Greenville County, South Carolina, being shown as Lot 20 on plat of Pleasantburg Forest recorded in Plat Book 99 at page 163 in the RMC Office for Greenville County, and fronting on Azalea Court.

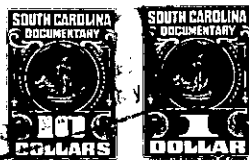
Also: A small portion of Lot 21 as shown on said plat, having the following metes and bounds:

Beginning at an iron pin on the northern side of Azalea Court at the joint front corner of Lots 20 and 21; thence with line of said lots, N 27-40 E 200.1 feet to an iron pin; thence S 78-22 E 0.5 feet to a point; thence along a new line, S 27-40 W 200.2 feet; thence with Azalea Court, N 67-48 W 0.5 feet to the beginning corner.

Derivation: Deed Book 751, page 230.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.

As part of the consideration for this conveyance, grantees assume and agree to pay the balance due on the mortgage held by First Federal Savings & Loan Association recorded in Mortgage Book 970 at page 249 in the RMC Office for Greenville County, upon which there is a balance of \$11,773.07.



6.05.

together with all and singular the rights, members, hereincumbrances 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(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 8 day of September 19 71.

SIGNED, sealed and delivered in the presence of:

John S. Chesor (SEAL) Frank B. Fitzgerald, Jr. (SEAL)
Bessie J. Shackleton (SEAL)

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

SWORN to before me this 8 day of September 19 71.

John S. Chesor (SEAL) Bessie J. Shackleton
Notary Public for South Carolina
My commission expires: 8-4-79.

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 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

8 day of September 19 71.
John S. Chesor (SEAL)
Notary Public for South Carolina
My commission expires: 8-4-79.

Patricia A. Fitzgerald

RECORDED this 13th day of September 19 71, at 2:44 P. M., No. 7727

519-279-2-68