

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

State of South Carolina

COUNTY OF GREENVILLE

That I, Thomas Francis Ausburn,

Know All Men by These Presents:

in the State aforesaid,

in consideration of the sum of One and No/100 (\$1.00)-----DOLLARS, and assumption of mortgage,

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)

JACK H. OSTEEN, HIS HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in Grove Township, Greenville County, State of South Carolina, on the easterly side of Highway No. 29, and having the following metes and bounds, to wit:

BEGINNING at a stake on the east side of Highway No. 29, corner of property of George Y. Fowler, and running thence with the line of his property S. 81 E. 6.62 chains to a stake in line of said property on the P & N Railroad; thence continuing with the line of said property S. 4 W. 1.50 chains, more or less, to a stake, corner of property of W. T. Smith; thence with the line of his property N. 83 W. 6.24 chains to a stake on Highway No. 29; thence with the eastern side of Highway No. 29 N. 12 W. 1.50 chains to the beginning corner, subject to an eight (8) foot strip along the south side of this property heretofore conveyed to V. L. Johnson, et al., to be used as a public road, by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 186, at Page 296.

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.

As a part of the consideration, grantee assumes and agrees to discharge that certain mortgage from the grantor to grantee, said mortgage being in the original amount of \$4,800.00, dated 6 July 1967, recorded 10 July 1967, RMC Office for Greenville County, S. C., in Mortgage Book 1062, at Page 641.

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 2 day of November 1971

Thomas Francis Ausburn (Seal)

Signed, Sealed and Delivered in the Presence of

Bladye Hughey, James C. Crowell, Sr.

(Seal) (Seal) (Seal)

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 5 day of January 1972 A. D. 1972

James C. Crowell, Sr. (Seal) Notary Public for South Carolina My Commission Expires: 4/12/81

Bladye Hughey

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 5 day of January 1972 A. D. 1972

James C. Crowell, Sr. (Seal) Notary Public for South Carolina My Commission Expires: 4/12/81

Lois H. Ausburn, Bladye Hughey

Cancelled documentary stamp: attached S. C. \$ U. S. \$ 19 at M. No. Recorded this 17th day of January 1972, at 3:45 P. M., # 19268

2-1-1-1019 53