

TITLE TO REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that James H. Kelley and Sybil R. Kelley

in consideration of Two Thousand Eight Hundred Twenty-Seven and 99/100ths---Dollars, and assumption of mortgages recited herein 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 Betty F. Cothran, her heirs and assigns forever:

All that piece, parcel or lot of land with the improvements thereon situate, lying and being in Dunean Mills Village in Greenville Township, Greenville County, South Carolina and being more particularly described as Lot #40 in Section IV as shown on a plat entitled "Subdivision Dunean Mills, Greenville, South Carolina" made by Pickell & Pickell, Engineers, Greenville, South Carolina on June 7, 1948, revised June 15, 1948 and August 7, 1948 and recorded in the RMC Office for Greenville County in Plat Book S at Pages 173-177, inclusive. According to said plat the said lot is also known as #67 Smythe Street (Ave.) and fronts thereon 55 feet.

This is the identical property conveyed to James H. Kelley and Sybil R. Kelley by deed of Pauline Ballentine formerly Pauline Jones dated December 16, 1969 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 881 at Page 211.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights of way, of record, if any, affecting the above described property.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by the grantors herein to C. Douglas Wilson & Co. dated December 16, 1969 and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1144 at Page 333; the principal balance due on this mortgage being \$7,869.01.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by the grantors herein to Universal C.I.T. Credit Corporation dated October 13, 1970 and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1169 at Page 351; the principal balance due on this mortgage being \$2,178.00.

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)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'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 17th day of March, 1972.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
JAMES H. KELLEY (SEAL)
[Signature] (SEAL)
SYBIL R. KELLEY (SEAL)

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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17 day of March, 1972

[Signature] (SEAL)
Notary Public for South Carolina
My Commission expires: 4/7/80 11/9/79

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 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 grantor(s)'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 17 day of March, 1972
[Signature] (SEAL)

Notary Public for South Carolina
My Commission Expires: 4/7/80 11/9/79
RECORDED this 17th day of March, 1972

[Signature]
SYBIL R. KELLEY

12:45 P.M. No. 24892

Greenville County
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17th