

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

GREENVILLE, S. C. FILED JUL 6 10 25 AM '72

ELIZABETH RIDDLE R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, Paul P. Efstration and James A. Ballas

in consideration of Sixty Thousand and No/100 (\$60,000.00)-----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

First Federal Savings and Loan Association of Greenville, 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, within the corporate limits of the City of Greenville, lying on the northeastern side of Buncombe Street and on the southwestern side of College Street, being shown on the City Tax Map at Sheet 14, Block 2, Lot 3, with said property fronting approximately 54 feet on Buncombe Street, 30 feet, more or less, on College Street, 137.9 feet, more or less, as its northwest boundary and 160.63 feet, more or less, as its southeast boundary. Said property is the same conveyed to us by Leon Campbell and Milton Switzer by deed dated September 6, 1947, being recorded in the R. M. C. Office for Greenville County in Deed Vol. 321, at Page 57, plus a triangular strip of land acquired from the Peoples National Bank, less a triangular strip of land sold to the Peoples National Bank, which strips of land were exchanged for the purpose of straightening the southeastern boundary line.

The grantors also transfer, set over and assign all interest they have as Lessors in any and all leases (none of which extend beyond December 1972) covering the subject property, unto the grantee herein, its successors and assigns forever.



Greenville County Stamps Paid \$ 66.00 Act No. 380 Sec. 1

120.00 -500-14-2-3

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 20th day of June 19 72

SIGNED, sealed and delivered in the presence of:

Notary witnesses: Jay Hushman, Pat McComber, Bing Bozeman, Wanda C. Nelson

Paul P. Efstration (SEAL), James A. Ballas (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20 day of June 19 72

Notary Public for South Carolina, Florida. My Commission Expires: [Signature] (SEAL) Pat McComber

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 grantee(s) and the grantee'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 20th day of June 1972

Notary Public for South Carolina, Florida. (Signature) (SEAL) Lucile E. Ballas