

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE

Know All Men by These Presents:

That Thomas C. Garraux hereafter referred to as Grantor, in consideration of the sum of Fourteen Thousand Dollars and no/100 (\$14,000.00) DOLLARS, paid to Grantor by Walter S. Griffin hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee his heirs and assigns forever.

All that piece, parcel, or lot of land in Greenville, South Carolina, with all improvements thereon, situate and lying on the North side of West Park Avenue, more particularly described as follows:

BEGINNING at a stake on the North side of West Park Avenue, which point is 133 feet in an easterly direction from the intersection of West Park Avenue and Townes Street, running thence South 77-00 East 90 feet to a stake on the West side of a 22 foot alley; thence with the line of said alley North 13-00 East 72 feet to a stake; thence North 77-00 West 90 feet to a stake; thence South 13-00 West 72 feet to a stake on the North side of West Park Avenue, the point of beginning.

This being the same property that was conveyed by William S. Marshall to Rose F. Hudson by Deed dated August 23, 1941, and recorded in the Office of the R.M.C. of Greenville County in Deed Book 236 at Page 304. Said property was devised and granted to the Grantor herein by the Last Will and Testament of said Rose F. Hudson, who died on March 18, 1972. This conveyance is made subject to any easements, rights-of-way, restrictions, and other reservations which appear of record or on the premises.



Greenville County Stamp Paid 15.40

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 13th day of February, 1973.

Signed, Sealed and Delivered in the Presence of

Michael E. Ray (Seal)

Thomas C. Garraux (Seal) Thomas C. Garraux (Seal) Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed, witnessed the execution of the within deed by Grantor.

Sworn to before me this 13th day of February, 1973

Michael E. Ray (Seal) Notary Public for South Carolina

My Commission expires January 2, 1981

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all, whom it may concern, that Mrs. Thomas C. Garraux, wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

13th day of February, 1973

Michael E. Ray (Seal) Notary Public for South Carolina

My Commission expires January 12, 1981

Recorded this 13th day of February, 1973, at 3:23 P. M., No. 22865

5-1-73-505-1