

TITLE TO REAL ESTATE--Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Thomas H. Grubbs and Dianne P. Grubbs

in consideration of Twenty-three Thousand Two Hundred Fifty and no/100 (\$23,250.00) 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 Claudia B. Harbit, her heirs and assigns forever

All that lot of land situate on the northern side of Astor Street in the County of Greenville, State of South Carolina, being shown as the major portion of lot no. 31 on a plat of McSwain Gardens dated July, 1954, recorded in Plat Book GG at Page 75 in the R.M.C. Office for Greenville County and also being shown and designated as part of lot 31 on a plat of the property of Gary H. Harbit dated May 15, 1973, prepared by Carolina Engineering and Surveying Company recorded in Plat Book 5A at Page 41 in the R.M.C. Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Astor Street at the joint front corner of lot 31 and lot 32 and running thence with Astor Street S. 76-48 W. 89 feet to an iron pin at the joint front corner of lot 30 and lot 31; thence with lot 30 N. 37-23 W. 91.3 feet to an iron pin; thence with a new line through lot 31 N. 5-01 E. 73.4 feet to an iron pin at the joint rear corner of lot 43 and lot 44; thence with lot 43 and lot 42 N. 78-23 E. 104 feet to an iron pin at the joint rear corner of lot 31 and lot 32; thence with lot 32 S. 13-12 E. 150.1 feet to the point of beginning. — 271 - 277.2-5-2.1

This is the major portion of the property conveyed to the grantors by deed recorded in Deed Book 837 at Page 256 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, easements zoning ordinances and rights of way of record and on the ground which affect said property.

Grantee is to pay 1973 county property taxes.

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, 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 31st day of May 1973 .

SIGNED, sealed and delivered in the presence of:

Linda D. Forester
Donald R. McAlister



Thomas H. Grubbs
Dianne P. Grubbs

(SEAL)
(SEAL)



4700 (SEAL)
Greenville County (SEAL)
Stamps
Paid \$ 2585
Act No. 390 Sec. 1

STATE OF SOUTH CAROLINA
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 31st day of May 1973 .

Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

Linda D. Forester

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, 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

31st day of May 1973 .
Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

Dianne P. Grubbs

RECORDED this 4th day of June 1973, at 9:09 A.M., No. 34857