

TITLE TO REAL ESTATE - Office of the Clerk of Court, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VCL 997 PAGE 2

KNOW ALL MEN BY THESE PRESENTS, that Helen Rovner

in consideration of twenty-eight thousand five hundred and no/100----- Dollars,
(\$28,500.00)

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Charles S. Martin, Jr., his heirs and assigns forever;

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of Wrenn Street, being designated and shown as Lot 45 on a plat of property of Central Development Corp. by Dalton & Neves, dated October, 1951, recorded in the RMC Office for Greenville County, South Carolina in Plat Book BB at Pages 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Wrenn Street, joint front corner of Lots 45 and 46, and running thence along the common line of said lots S. 61-24 W. 176 ft. to an iron pin in the line of Lot 42; thence along the line of said lot S. 23-53 E. 60 ft. to an iron pin, joint rear corner of Lots 44 and 45; thence along the common line of said lots N. 66-16 E. 175.2 ft. to an iron pin on the westerly side of Wrenn Street; thence along the westerly side of said Wrenn Street N. 23-44 W. 75 ft. to an iron pin, the point of beginning.

Being the same property conveyed to the grantor herein by deed dated February 8, 1961, recorded in the RMC Office for Greenville County in Deed Book 668, Page 30.

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The within conveyance is made subject to all restrictive covenants, easements, setback lines and zoning ordinances of record affecting the above described property.

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 10th day of April, 1974.

SIGNED, sealed and delivered in the presence of:

Helen Rovner (SEAL)
A. Maum Quattlebaum (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Greenville County (SEAL)
Stamps
Paid \$ 31.35
Act No. 380 Sec. 1

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 10th day of April, 1974

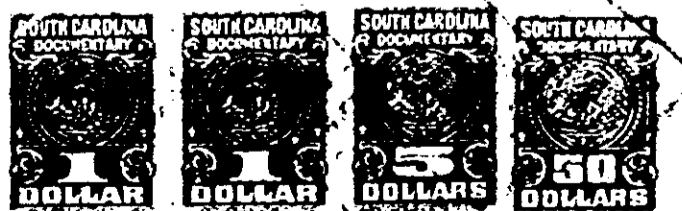
A. Maum Quattlebaum (SEAL)
Notary Public for South Carolina
My commission expires: 7-24-80

STATE OF SOUTH CAROLINA
COUNTY OF

UNNECESSARY -- WOMAN GRANTOR
RENUNCIATION OF DOWER

I, the undersigned Notary Public, separately examined by me, did declare that she does freely, voluntarily, and ever, renounce, release and forever relinquish unto the grantee(s) and the grantate, and all her right and claim of dower of, in and to all and singular the prem.

GIVEN under my hand and seal this
day of 19



Notary Public for South Carolina.
My commission expires

RECORDED this day of APR 11 1974 at 9:02 A M. No. 25481