

STATE OF SOUTH CAROLINA JUL 11 11 31 AM '74  
COUNTY OF GREENVILLE DONNE S. TANKERSLEY  
R.H.C.  
KNOW ALL MEN BY THESE PRESENTS, that KENNETH T. BLACK

in consideration of Ten Thousand Six Hundred Fifty-One and 43/100 (\$10,651.43)---Dollars,  
and assumption of mortgage  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto Lou and Ruthe J. Modder, their heirs and assigns forever.

ALL that certain piece, parcel or lot of land, situate, lying and being in  
the County and State aforesaid, and in the City of Greenville, and being  
situate on the south side of Bradshaw Street in said City (now or formerly)  
known as 12 University Ridge or Elkin Street), said lot having the following  
metes and bounds, to wit:

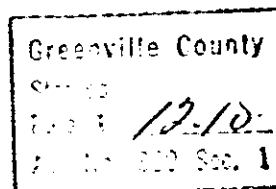
BEGINNING at corner of a stone wall on the south side of Bradshaw Street,  
corner of property now or formerly of Lee, and running thence S. 0-30 E.,  
221.3 feet; thence N. 67 E., 53 feet; thence N. 0-25 W., 192 feet to a  
point on Bradshaw Street; thence along the south side of Bradshaw Street,  
N. 80-34 W., 50 feet to the beginning corner.

This identical property conveyed to the Grantor by deed of Perry S. Luthi  
as trustee by deed recorded in Deed Book 981 at Page 340.

The Grantees herein assumed and agree to pay the balance due on that certain  
mortgage held by Saluda Valley Federal Savings and Loan Association in the  
original amount of \$23,000.00 recorded in Mortgage Book 1287 at Page 367 and  
having a current balance of \$22,348.57.

This conveyance is subject to restrictive covenants or record, set back  
lines, road or passageways, easements and rights of way, if any, affecting  
the above described property.

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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-  
pertaining; 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 per-  
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 11th day of July 1974

SIGNED, sealed and delivered in the presence of:

W Allen Reed  
Shirley Landers

Kenneth T. Black (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (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 11th day of July 1974.

Notary Public for South Carolina.

My commission expires 11/23/80

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 whomso-  
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-  
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

11th day of July 1974  
W Allen Reed (SEAL)

Marcia M. Black

Notary Public for South Carolina.

My commission expires 11/23/80

RECORDED this JUL 12 1974 day of at M. No. 1233

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