

TITLE TO REAL ESTATE Gaddy and Davenport, Attorneys at Law, Greenville, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
4 07 PM '74
DORRIS S. TANNERSLEY
R.M.C.

MAIL TO
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C.

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KNOWN ALL MEN BY THESE PRESENTS, that Edna Peden Talley, D. V. Mullins, Jr. and Jack Simpson Mullins

in consideration of Fifty-Five Thousand and No/100 (\$55,000.00)----- 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 T. Wayne Crolley and Mary H. Crolley, their heirs and assigns:

ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO:

ALL of that certain piece, parcel or tract of land in the State of South Carolina, Greenville County, Fairview Township, lying on the eastern side of Neely Ferry Road, being shown and designated as 57.2 acres on a plat of the property of Thomas B. and Annie M. Talley, prepared by J. Mac Richardson, L. S., dated March, 1953, recorded in the RMC Office for Greenville County in Plat Book DD, Page 103, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a stake on or near the western side of the Neely Ferry Road at the joint corner of property now or formerly belonging to N. A. Culbertson and running thence S. 70-45 E. 45.4 feet to a stake on the eastern side of Neely Ferry Road and on the line of property now or formerly of L. R. Peden Estate; thence with Peden's line, N. 79-30 E. 358.4 feet to a stake on or near a dirt road; thence continuing with Peden's line S. 73-30 E. 1,104.8 feet to a stake on the line of other property now or formerly belonging to L. R. Peden Estate; thence with the Peden line, N. 14-07 E. 1,544.4 feet to a stake on the line of property now or formerly belonging to Boyd; thence with Boyd's line N. 16-24 W. 340.6 feet to a stake on or near a branch; thence N. 87-56 W. 512.4 feet to a stake; thence N. 67-30 W. 302 feet to an iron pin; thence N. 42 W. 107 feet to an iron pin; thence N. 42-30 W. 160 feet to an iron pin; thence N. 47 W. 60 feet to the corner of property now or formerly of Unity Cemetery; thence N. 67-30 W. 123.4 feet to a nail in the Neely Ferry Road; thence with the western side of the Neely Ferry Road S. 21-47 W. 465 feet, S. 13-33 W. 869.2 feet, and S. 17-20 W. 731 feet to a stake, the point of beginning. Less, however, 2.33 acres, more or less, conveyed therefrom by deed from Thomas B. Talley and Annie M. Talley to Lawrence E. Brashier by deed recorded in the RMC Office for Greenville County in Deed Book 663, Page 318.

This is a portion of the property of which Thomas B. Talley owned when he died intestate on January 28, 1971 as shown by his estate file as recorded in the Probate Court for Greenville County in Apt. 1167, File 24; and the grantors herein, together with Leroy Mullins, are the sole heirs at law of the said

Thomas B. Talley, deceased, 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 1st day of August 1974

SIGNED, sealed and delivered in the presence of:

[Signatures]
Edna Peden Talley (SEAL)
D. V. Mullins, Jr. (SEAL)
Jack Simpson Mullins (SEAL)

STATE OF SOUTH CAROLINA
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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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of August 1974

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5/23/84

STATE OF SOUTH CAROLINA }
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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

1st day of August 1974

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 12/22/79

RECORDED this _____ day of _____

[Signatures]

RECORDED AUG 15 1974

19 _____ at _____ M., No. 4376

4328 RV.2