

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

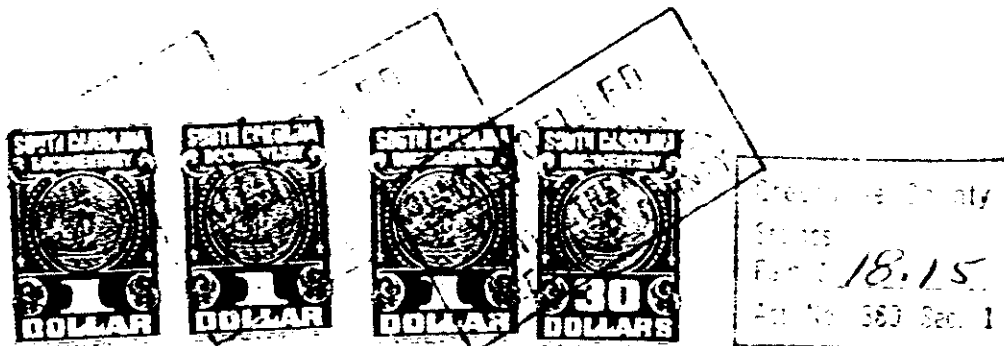
This James E. Stevens and Linda D. Stevens hereafter referred to as Grantor, in consideration of the sum of Sixteen Thousand Five Hundred & No/100 (\$16,500.00) plus assumption of mortgage by Ruby Mullinax and Kenneth P. Smith and Mary M. Smith hereafter referred to as Grantee, at and before the sealing 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, their heirs and assigns, forever;

ALL that piece, parcel or lot of land situate, lying and being at the north-western corner of the intersection of Saluda Lake Road and Dr. Parker's Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 12, Section 2, Sunset View, Plat of which is recorded in the R.M.C. Office of Greenville County in Plat Book QQQ at Page 147; said lot having such metes and bounds as shown thereon.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

The grantees herein assume and agree to pay the terms of that certain note and mortgage heretofore executed and to Collateral Investment Company in the original amount of \$20,000.00, recorded in the R.M.C. Office of Greenville County in Mortgage Book 1075 at Page 285, and having a present principal balance of \$17,888.13.

Each of the Grantees named above is conveyed a one-third (1/3) undivided interest in the property.



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 6th day of December, 1974

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

[Signature of James E. Stevens] (Seal)
[Signature of Linda D. Stevens] (Seal)
Grantor (Seal)

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

6th day of December, 1974

[Signature of Sara A. Barfield] (Seal)
Notary Public for South Carolina

My Commission expires 10-19-1980

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. Linda D. Stevens 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

6th day of December, 1974

[Signature of Sara A. Barfield] (Seal)
Notary Public for South Carolina

My Commission expires 10-19-1980

[Signature of Linda D. Stevens]
(Linda D. Stevens)

Recorded this DEC 9 1974 at 1:11 P.M. No. 14117

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