

TITLE TO REAL ESTATE- Offices of HILL, JAMES, & WYATT, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that Meredith E. Gentry, Jr.-----

in consideration of Six Thousand Three Hundred Seventy-Two and 28/100 (\$6,372.28----- 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 Academy Rental Company, a partnership, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on Verner Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 99 of a subdivision known as Cedar Vale, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 12 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on Verner Drive at the joint front corner of Lots Nos. 98 and 99 and running thence along Verner Drive N. 74-35 W., 110 feet to the joint front corner of Lots Nos. 99 and 100; thence turning and running along the joint line of Lots Nos. 99 and 100, S. 15-19 W., 176.3 feet to the joint rear corner of Lots Nos. 99 and 100; running thence S. 74-42 E., 15 feet; thence continuing S. 73-54 E., 95 feet to the joint rear corner of Lots Nos. 98 and 99; running thence along the joint line of Lots Nos. 98 and 99, N. 15-25 E., 177.4 feet to the point of beginning.

This being the same property conveyed to the Grantor herein by deed recorded in Deed Book 976 at Page 489.

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

The Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed unto First Federal Savings and Loan Association, which mortgage has been recorded in the R.M.C. Office for Greenville County in Mortgage Book 1262 at Page 651 and having a present balance of \$26,127.72.

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 4 day of December 1974. Meredith E. Gentry, Jr. (SEAL)

SIGNED, sealed and delivered in the presence of: Theresa M. Alifondre (SEAL) Greenville County Stamps Paid \$ 7.15 Act No. 580 Sec. 1 (SEAL) (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4 day of December 1974. Theresa M. Alifondre (SEAL)

Notary Public for South Carolina
My Commission Expires June 13, 1979.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE } 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 or 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 12 day of December 1974. (SEAL) My Commission Expires 10-9-80

RECORDED this day of DEC 20 1974 11:09 A. M. No. 15176

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