

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that

ERNEST A. GROSS

in consideration of TWENTY ONE THOUSAND TWO HUNDRED AND NO/100 (\$21,200.00) --- 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

RICHARD MARTIN McCADDEN, Jr., HIS HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known as Lot No. 98 on a Plat of Re-division of Dixie Heights, recorded in the RMC Office for Greenville County in Plat Book H at page 46 and further shown on a plat of Property of John A. Carson, recorded in the RMC Office for Greenville County in Plat Book W at page 143 and being further shown on a plat of Property of Richard Martin McCadden, Jr. prepared by Carolina Surveying Co., dated December 20, 1974 and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern edge of Lowndes Avenue at the joint front corner of Lots No. 97 and 98 and running thence with the joint line of said lots, S. 46-48 E., 151.6 feet to an iron pin on the northern edge of Lowndes Hill Road; thence with the edge of Lowndes Hill Road, N. 83- 0 W., 8.3 feet to an iron pin; thence continuing with Lowndes Hill Road, N. 89-45 W., 204.1 feet to an iron pin at the intersection of Lowndes Hill Road and Lowndes Avenue; thence with the southeastern edge of Lowndes Avenue, N. 45-12 E., 144 feet to the point of beginning.

- 519-193.1-5-35

This is the same property conveyed to the grantor by Deed recorded in the RMC Office for Greenville County in Deed Book 422 at page 103.

This conveyance is subject to restrictive covenants of 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 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 23rd day of Dec. 1974.

SIGNED, sealed and delivered in the presence of

*Robert M. ...*  
*Virginia B. ...*

*Ernest A. Gross* (SEAL)  
Ernest A. Gross (SEAL)  
(SEAL)  
(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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 23rd day of December 1974.

*Robert M. ...* (SEAL) *Virginia B. ...*

Notary Public for South Carolina  
My commission expires 9/11/78.

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 or successors and assigns, all her interest and estate, 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 23rd day of December 1974

*Robert M. ...* (SEAL) *Virginia B. ...*

Notary Public for South Carolina  
My commission expires 9/11/78.

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RECORDED this DEC 23 1974 day of at 3:57 P. M., No.

0211

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