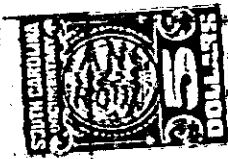


TITLE TO REAL ESTATE - John P. Mann, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



28 00
15.40
Act No. 350 Sec. 1
MAY 10 1975
MAR 886

KNOW ALL MEN BY THESE PRESENTS, that TOY F. TATE and MARY FRANCES C. TATE

in consideration of THIRTEEN THOUSAND FIVE HUNDRED SEVENTEEN and no/100 (\$13,517.00) and assumption of mortgage hereinafter set out and receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto LLOYD W. GILSTRAP, his heirs and assigns, forever:

All that piece, parcel or lot of land situate in the City and County of Greenville, State of South Carolina, on the western side of Pendleton Road (formerly Lindall Avenue or Street), and having according to Plat of Property of M. W. Campbell, prepared by Pickell & Pickell, Engineers, dated April 13, 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pendleton Road at the corner of property now or formerly owned by J. Vance Faulkner and Emma B. Faulkner and running thence along the Faulkner line N. 68-19 W., 120.7 feet to an unopened alley way; thence N. 24-19 E., 45 feet to an iron pin; thence N. 24-19 E., 20.1 feet to an iron pin; thence S. 79-00 E., 188 feet to an iron pin on the western side of Pendleton Road; thence along the western side of Pendleton Road S. 61-14 W., 30.6 feet to an iron pin; thence continuing along said Road S. 53-39 W., 90 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

This is the same property conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 890, at Page 365.

As a part of the consideration for the within conveyance the Grantee herein expressly agrees to assume and pay that certain mortgage given to Consolidated Credit Corporation in the original amount of \$ 4,680.00, recorded in the RMC Office for Greenville County in Mortgage Book 1293, at Page 578, and having a current principal balance of approximately \$2,483.00.

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 grantees(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 grantees(s) and the grantee's(s)' heirs or successors and assigns against the grantor(s) and the grantor'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 6th day of May 19 75
SIGNED, sealed and delivered in the presence of
John P. Mann (SEAL)
Patricia A. Howder (SEAL)
Toy F. Tate (SEAL)
Mary Frances C. Tate (SEAL)
Toy Franklin Tate (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 6th day of May 19 75
John P. Mann (SEAL)
Notary Public for South Carolina
My commission expires: 5/19/79
Patricia A. Howder (SEAL)

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 grantees(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 6th day of May 19 75
John P. Mann (SEAL)
Notary Public for South Carolina
My commission expires:
RECORDED this day of MAY 7 1975 at 9:38 A. M. No. 25775
Mary Frances C. Tate
MARY FRANCES C. TATE

5855

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