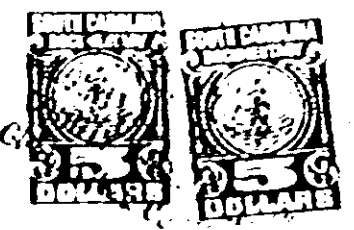


1022 10319

TITLE TO REAL ESTATE - Love, Thornton, Arnold & Thornton, 410 E. Washington St., Greenville, S.C.



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that Herbert B. Drake, Jr. and Seline D. Ruth,
Committee for Sadie Cunningham Drake, a Person Non Compos Mentis,

in consideration of Fourteen Thousand Two Hundred and no/100 (\$14,200.00) - - - - 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 Jack D. Grubbs and Ruth E. Grubbs, their heirs and assigns forever,
All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Southeast corner of the intersection of Duke and Stevens Street in Greenville County, State of South Carolina, and being shown and designated as Lot No. 96, Section 2, on plat of Subdivision for Dunean Mills, prepared by Pickell and Pickell, Engineers, June 7, 1948 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book S at Pages 173-177, and having according to said plat the following metes and bounds, to wit:

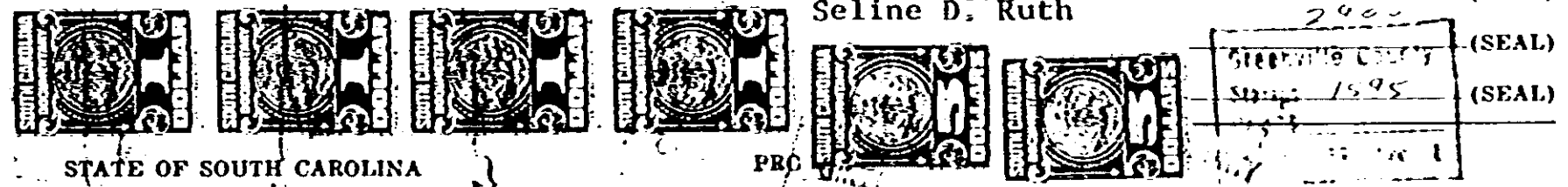
BEGINNING at an iron pin at the southeast corner of the intersection of Duke and Stevens Street and running thence along the south side of Stevens Street S. 64-22 E. 140 feet to an iron pin on the northwest side of a 15 foot alley; thence along the northwest side of said 15 foot alley S. 29-16 W. 80.25 feet to an iron pin at the joint rear corner of Lots 95 and 96; thence along the line of Lot 96 N. 64-22 W. 135 feet to an iron pin on the northeast side of Duke Street; thence along the northeast side of Duke Street N. 25-44 E. 80.1 feet to the beginning corner.

Grantees are to pay 1975 Property Taxes.

This is the same property conveyed to Herbert B. Drake, and Sadie C. Drake by Deed recorded in Deed Book 526 at Page 49 in the R.M.C. Office for Greenville County. The said Herbert B. Drake died Testate on June 27, 1965 devising all of his property to the said Sadie C. Drake as will appear according to apartment 911 File 8 in the Probate Court for Greenville County.

The above described property is conveyed subject to all restrictions, easements, rights-of-way and zoning ordinances existing or of record, which affect the title. 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 20 day of August 19 75.
SIGNED, sealed and delivered in the presence of:
Alvina M. Bailey
Donald R. McAlister
Committee for Sadie Cunningham Drake,
A Person Non Compos Mentis,
Herbert B. Drake, Jr. (SEAL)
Seline D. Ruth (SEAL)



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

SWORN to before me this 20 day of August 19 75.
Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 8-4-79

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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
day of 19

(SEAL)
Notary Public for South Carolina.
My commission expires:

RECORDED this day of (CONTINUED ON NEXT PAGE) M. No.

9949

4328 RV-2