

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY NIE S. TANNERSLEY R.M.C.

Know All Men by These Presents:

That We, Michele G. Melaragno and Helen M. Melaragno, hereafter referred to as Grantor, in consideration of the sum of Sixty-three Thousand and no/100 (\$63,000.00) DOLLARS, paid to Grantor by Fatema M. Sultan and Frank H. Kaufmann, Jr. 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 S, their heirs and assigns:

ALL that lot of land situate at the southwestern corner of North Main Street and Hillcrest Drive, in the City of Greenville, County of Greenville, State of South Carolina, being shown as a portion of Lots 1 and 2 on a plat of Highland Terrace Subdivision dated May 7, 1918, prepared by R. E. Dalton, Engineer, recorded in Plat Book E at Pages 101 and 102, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Hillcrest Drive and North Main Street and running thence along North Main Street S. 19-47 W. 118.2 feet to an iron pin; thence with a new line across Lots 1 and 2 N. 66-30 W. 161.3 feet, more or less, to an iron pin in the joint line of Lots 2 and 3; thence along the joint line of Lots 2 and 3 N. 23-30 E. 118 feet, more or less, to an iron pin on Hillcrest Drive; thence with the southern edge of Hillcrest Drive S. 66-30 E. 153.7 feet, more or less, to the point of beginning.

This is the same property conveyed to Dorothy Hindman Davenport by deed of Lucy L. Hindman, recorded in the R.M.C. Office for Greenville County in Deed Book 340 at Page 385. Said Lucy L. Hindman retained a life estate in such conveyance to Dorothy Hindman Davenport but died on November 24, 1967, in Greenville County, South Carolina, as evidenced by South Carolina State Board of Health Certificate No. 67-019610. The property was then conveyed by said Dorothy Hindman Davenport to Grantors on September 22, 1970, by deed recorded in the R.M.C. Office of Greenville County in Deed Book 899 at Page 138.

This conveyance subject to all restrictions, rights-of-way, easements or agreements affecting the property that may appear of record.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anyway 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.

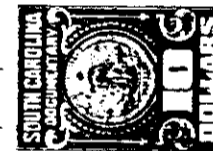
Witness the hand and seal of Grantor this 21 day of February, 1976

Signed, Sealed and Delivered in the Presence of

[Signature of D. Allen Shunkline]



[Signature of Michele G. Melaragno]  
Michele G. Melaragno  
[Signature of Helen M. Melaragno]  
Helen M. Melaragno



Grantor

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

21 day of February, 1976

[Signature of D. Allen Shunkline] (Seal)  
Notary Public for South Carolina

My Commission expires 9, 1977



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. Helen M. Melaragno 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

21 day of February, 1976

[Signature of D. Allen Shunkline] (Seal)  
Notary Public for South Carolina

My Commission expires Feb 21, 1976

Recorded this 23 day of FEB 23 1976



[Signature of Helen M. Melaragno]  
Helen M. Melaragno

at 11:01 A.M., No. 4930

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