

300 Carolina Avenue, Greenville, S. C.

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 17 3 03 PM '76

KNOWN ALL MEN BY THESE PRESENTS, that CHARLES HIOTT RUTLEDGE

in consideration of THIRTY THOUSAND AND NO/100THS----- Dollars,
(\$30,000.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

EVERETT N. SCRUGGS and BARBARA B. SCRUGGS, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #299 on plat of Section B, of GOWER ESTATES, made by R. K. Campbell, Surveyor, December 1961, and recorded in the R.M.C. Office for Greenville County in Plat Book "XX" at pages 36 and 37 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Carolina Avenue at the joint front corner of Lots #300 and 299 and running thence with the line of lot #300, N 0-21 W 171.1 feet to an iron pin; thence N 82-41 E 71 feet to an iron pin; thence with the line of Lot #298, S 7-14 E 170 feet to an iron pin on the northern side of Carolina Avenue; thence along Carolina Avenue S 82-41 W 91.5 feet to the beginning corner.

This being the same property conveyed to the Grantor herein by deed of Furman Cooper and Lois H. Cooper recorded November 6, 1970.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

- 599-264-13-26



Greenville County
TAXES
\$33.00
Act No. 388 Sec. 1

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 16th day of September 1976

SIGNED, sealed and delivered in the presence of:

Judith M. Dean
[Signature]

[Signature] (SEAL)
Charles Hiott Rutledge (SEAL)

(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of September 1976

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 11/4/80

Judith M. Dean

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 16 day of September 1976
[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires: _____

Mary E. Rutledge

RECORDED this _____ day of SEP 17 1976 19 at 3:03 P. M., No. 7631

300

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