TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law VOL 1045 PG 155

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOWN ALL MEN BY THESE PRESENTS, that   PAUL R. TUCKER

in consideration of ONE ($1.00) DOLLAR AND ASSUMPTION OF MORTGAGE AS SET OUT BELOW   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

ARNOLD E. MULLINAX, and BILLIE C. JUSTICE, their heirs and assigns, forever, all my undivided one-third (1/3) interest in and to the following described property:

ALL of that lot of land situate, lying and being near the City of Greenville, State of South Carolina, being known and designated as Lot No. 35 of a Subdivision known as THORNWOOD ACRES, SECTION 2, Property of Williams Land Co., which plat is recorded in the R. M. C. Office for Greenville County in Plat Book MM, at page 105, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Thornwood Drive at the joint corner of Lots Nos. 35 and 103, and running thence along lines of Lots Nos. 103 and 104, N 39-55 E 166.6 feet to an iron pin; thence N 26-45 W 60 feet to an iron pin; thence S 74-55 W 140 feet to an iron pin on Thornwood Drive, joint corner of Lots Nos. 34 and 35; thence S 15-05 E 88.1 feet along Thornwood Drive to an iron pin; thence continuing with Thornwood Drive, S 28-25 E 67.8 feet to the beginning corner.   — 2-76 — P16.1 - 1 - 140

This is the same property conveyed to the Grantor and Grantees herein by deed of Sarah W. Bruin recorded in Deed Book 1019 at Page 301 on the 4th of June, 1975.

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.

As part of the consideration herein the Grantees assume and agree to pay the balance due on that certain mortgage given to South Carolina National Bank of Greenville, S. C., recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1372 at page 354 on July 9, 1976.   The balance due as of this date is $ 25,100.00   .

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 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   22   day of   October   1976

SIGNED, sealed and delivered in the presence of:

_____Judith M. Ginn_____

_____

_____ (SEAL)
Paul R. Tucker

_____ (SEAL)

_____ (SEAL)

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

SWORN to before me this   22   day of   October   1976 .

_____ (SEAL)   _____Judith M. Ginn_____
Notary Public for South Carolina
My commission expires: 11/4/80

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 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
22   day of   October   19 76 .

_____Ben M. Spann_____ (SEAL)   _____Nancy S. Tucker_____
Notary Public for South Carolina.   Nancy S. Tucker
My commission expires: July 27, 1981

RECORDED this _____ day of _____OCT 27 1976_____ 19 _____ at _____10:28_____ A. M. No. 11521

P16.1