

121 Broughton Dr
Greenville S.C.

TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VOL 1045 PAGE 430

KNOW ALL MEN BY THESE PRESENTS, that JAMES S. RUSSELL

in consideration of Thirty Four Thousand Five Hundred and 00/100-----Dollars,
(\$34,500.00)

to the grantor(s) in hand paid at and before the sealing of these presents by the grantees(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

JOHN H. CRABTREE, III and CATHY B. CRABTREE, their heirs and assigns,

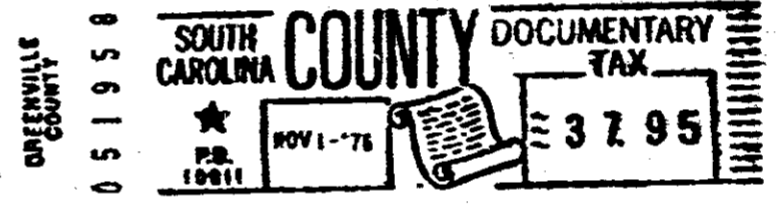
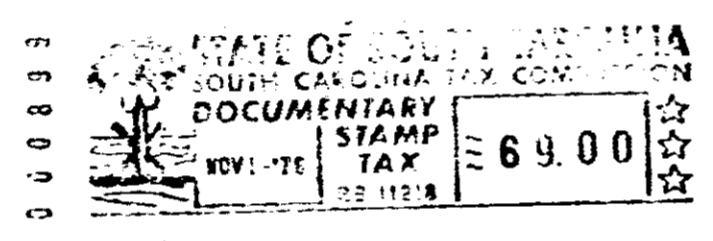
ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and situate and being on the south side of Broughton Drive, and shown as Lot 13, Section G on a plat of Croftstone Acres by Piedmont Engineering Service, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 91, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Broughton Drive at the joint front corner of Lots 13 and 14 and running thence along Broughton Drive N. 87-03 E. 59.5 feet to an iron pin; thence still along Broughton Drive S. 68-20 E. 60.5 feet to an iron pin; thence along the line of Lot 12 S. 32-49 W. 183 feet to an iron pin; thence with the line of Lot 14 N. 5-27 W. 174.3 feet to the beginning corner on Broughton Drive.

- 272 - 183.1 - 4 - 13

BEING the same property conveyed to the Grantor herein by deed of Beulah W. Dees, said deed being dated January 19, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Book 965 at Page 279.

0349...
200 AS



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 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 grantee(s) and the grantee'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 1st day of November, 1976.

SIGNED, sealed and delivered in the presence of:
Paul S. [Signature] (SEAL)
James S. Russell (SEAL)
Diane R. Sims (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 1st day of November 1976

Paul S. [Signature] (SEAL) Diane R. Sims
Notary Public for South Carolina
My commission expires: 12/21/76

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 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
1st day of November 1976
Paul S. [Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 12/21/76

Jay C. Russell

RECORDED this NOV 1 1976 day of NOV 1 1976 at 2:34 P. M. No. 12018

0459

4328 RV-2