

Dec 28 10 34 AM '76

104 Albert Street  
Greer, S. C. 29651

TITLE TO REAL ESTATE - INDIVIDUAL FORM DONNIE S. TANKERSLEY, P.A., Greenville, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that GAIL S. MULLINAX and FRANCES S. LONG

in consideration of Twelve Thousand Nine Hundred and no/100ths (\$12,900.00) ----- 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 LLOYD WYLIE JONES and CAROLYN G. JONES, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the western side of Albert Street, in the City of Greer, Greenville County, South Carolina, being known and designated as the greater portion of Lot No. 21 on a plat entitled MAP OF MARCHANT PLACE, made by H. Olin Jones, dated April, 1914, recorded in the RMC Office for Greenville County, S. C., in Plat Book C, pages 196 and 197 and having according to a more recent survey thereof entitled "Property of Lloyd W. Jones and Carolyn G. Jones", made by Freeland & Associates, dated December 23, 1976, recorded in Plat Book 5Z at page 48, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Albert Street at the joint front corner of Lots Nos. 20 and 21 and running thence with the western side of Albert Street, S. 9-30 E., 58.0 feet to an iron pin; thence along a new line through Lot 21, S. 80-30 W., 178.0 feet to an iron pin in or near a branch; thence with the branch as the line, the traverse of which is N. 70-16 W., 17.2 feet to an iron pin; thence N. 00-14 W., 50.0 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence along the common line of said lots, N. 80-30 E., 185.4 feet to an iron pin on the western side of Albert Street, the point of beginning. - 285-61-2-4

The above property is the remaining portion of the same conveyed to Gail S. Mullinax and Frances S. Long by deed of Gladys E. Suddeth recorded February 21, 1975 in Deed Book 1014 at page 862 and inherited by them from Felton M. Sudduth who died intestate a resident of Greenville County, S. C., on January 18, 1960, as will appear by reference to Apartment 727, File 4 in the records of the Probate Court for Greenville County, S. C., and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree to pay Greenville County and City of Greer property taxes for the tax year 1977 and subsequent years. 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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 23rd day of December 19 76  
Signed, sealed and delivered in the presence of:  
Jack H. Mitchell III (SEAL)  
Constance J. McBrat (SEAL)  
Gail S. Mullinax (SEAL)  
Frances S. Long (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)' 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 23rd day of December 19 76  
Constance J. McBrat (SEAL)  
Jack H. Mitchell III  
Notary Public for South Carolina  
My commission expires: 5/22/83

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER UNNECESSARY - GRANTORS WOMEN  
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Notary Public for South Carolina  
My commission expires:  
RECORDED this day of DEC 28 1976 10:34 A. M. No. 17081

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