

TITLE TO REAL ESTATE Foster & Richardson, Attorneys at Law, Greenville, S. C.

GRANTEES: Myra S. Hamilton and Joyce D. Brandenburg 1213 Esperanza San Dinis, California 91773

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

vs. 1071 & 830

KNOW ALL MEN BY THESE PRESENTS, that I, Edith Stroud Hearn, formerly Edith Stroud

in consideration of -----Three Thousand and No/100 (\$3,000.00)----- 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 Myra S. Hamilton and Joyce D. Brandenburg, as tenants in common, their heirs and assigns, forever, a remainder interest in fee simple subject to a life estate in me, Edith Stroud Hearn;

All that piece, parcel or lot of land, situate, lying and being in the City of Greenville, Greenville Township, Greenville County, South Carolina on the west side of Bennett Street, Lot begins on the west side of said Bennett Street at a point 100 feet north from the northern edge of Russell Avenue and runs thence N. 19-30 E. 65 feet to corner; thence N. 70-30 W. 155 feet to another corner; thence S. 19-30 W. 65 feet to corner; thence S. 70-30 E. 155 feet to the beginning corner. Together with any interest the grantor may have to the use of an alley, or strip of land, lying north of described lot adjacent thereto and extending to the creek, this said strip of land being intended for the use and benefit of lots adjacent thereto. The lot in question consists of rear portions of lots #42 and #43 and a 20 foot strip off the rear of lot #41, and as shown on plat of "North Hills", recorded in Plat Book H, at Page 90, RMC Office for Greenville County, South Carolina.

This conveyance is made subject to all protective covenants, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to J. Herbert Stroud and Edith Stroud (now Hearn) by deed of Allen E. Vaughn recorded in the RMC Office for Greenville County, South Carolina in Deed Book 329, at Page 201, December 6, 1947; and to the grantor herein by will of J. H. Stroud filed in the Office of the Probate Court in Apartment 760, File 14, 24 April 1961.

This conveyance is made subject to a lifeestate interest in me, Edith Stroud Hearn; together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any way incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantees, and the grantees' heirs or successors and assigns, forever, subject, however, to the life estate in the Grantor, Edith Stroud Hearn. And, I, the grantor, do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and defend the premises before mentioned unto the grantees, and the grantees' heirs or successors and assigns, forever, subject, however, to the life estate in the Grantor, Edith Stroud Hearn.

WITNESS the grantor's(s) hand(s) and seal(s) this 11th day of January 1978 Edith Stroud Hearn (SEAL) formerly Edith Stroud Hearn (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 11th day of January 1978 Notary Public for South Carolina My commission expires: 4/7/79

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE RENUNCIATION OF DOWER GRANTOR A FEMALE 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 2 day of January 1978 Notary Public for South Carolina My commission expires: RECORDED this day of 19 at

(CONTINUED ON NEXT PAGE)

0.830

4328 RV-2