

Rt. 5, Box 10, Piedmont, S. C. 29673

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOWN ALL MEN BY THESE PRESENTS, that I, MELISSA ANN BROWNING,

in consideration of One Dollar (\$1.00), Love and Affection,

XXXXXX

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

RUBY C. BROWNING, her Heirs and Assigns, all my right title and interest in and to the following, to wit:

ALL that certain piece, parcel or lot of land in the State of South Carolina, Greenville County, on the northwestern side of Princeton Avenue, and being known and designated as Lot No. 31 on Plat of College Heights and recorded in Plat Book P, at Page 75, in the R.M.C. Office for Greenville County, and having according to a more recent survey by R. W. Dalton, dated June, 1953, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Princeton Avenue at the joint front corner of Lots Nos. 30 and 31, and running thence with the line of Lots No. 30, N. 33-10 W. 150 feet to an iron pin; thence S. 56-50 W. 75 feet to an iron pin at the joint rear corner of Lots Nos. 31 and 32; thence with the line of Lot No. 32, S. 33-10 E. 150 feet to an iron pin at the joint front corner of Lots Nos. 31 and 32 on the northwestern side of Princeton Avenue; thence with the northwestern side of Princeton Avenue, N. 50-56 E. 75 feet to an iron pin, the beginning corner.

-519-280--2-79 (note)

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.

This being a portion of the property conveyed by W. T. Patrick to William S. Browning, Jr., and Ruby C. Browning, dated September 16, 1960, and recorded in the R.M.C. Office for said County and State in Deed Book 659 at Page 81. See Estate file of William S. Browning, Jr., in the Probate Court for said County and State.

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 20th day of February, 19 78.

SIGNED, sealed and delivered in the presence of:

Mary A. Drake

Melissa Ann Browning (SEAL)
Melissa Ann Browning (SEAL)

_____ (SEAL)

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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 20th day of February, 19 78

Mary A. Drake (SEAL)
Notary Public for South Carolina
My commission expires: 7/1/79

Mary A. Drake

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER *GRANTOR IS A WOMAN*

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 _____ day of _____ 19 _____ (SEAL.)

Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of FEB 22 1978 19 _____, at 2:31 P. M., No. 21173

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