

216 West Earle Street; Greenville, South Carolina 29609
 TITLE TO REAL ESTATE - Prepared by Grover S. Parnell, Jr., Greenville, S. C.
 STATE OF SOUTH CAROLINA } JUN 29 1978
 COUNTY OF GREENVILLE } LORNE S. TAYLOR R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that WE, CECIL L. DUFFIE, JR. AND TANA P. DUFFIE, AGE

in consideration of Five Thousand Five Hundred Twenty-Two and 47/100 (\$5,522.47) Dollars, and assumption of that certain mortgage referred to hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

MERRILL ANNE CARLSON, Her Heirs and Assigns, Forever:

All that certain piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of West Earle Street and being known and designated as Lot No. 32 of Section C on a plat of the Property of The Stone Land Company recorded in the RMC Office for Greenville County in Plat Book A at page 337, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Earle Street, 217 feet 5 inches from the northeastern corner of Robinson Street and Earle Street and running thence N. 01-40 E. 200 feet to an iron pin on a 16-foot alley; thence S. 83-13 E. 54 feet 4 1/2 inches to a point; thence S. 01-41 W. 200 feet to a point on Earle Street; thence along the northern side of Earle Street, N. 83-13 W. 54 feet 4 1/2 inches to the point of beginning.

-500-8-1-12

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

The above-described property is the same acquired by the Grantor, Cecil L. Duffie, by deed from Paul J. Brown, III, Catherine Brown Walsh and Walker Lawrence Ivie, III dated January 18, 1978 and recorded on February 2, 1978 in the RMC Office for Greenville County in Deed Book 1073 at page 50 and also by deed from Doris W. Ivie dated January 31, 1978 and recorded on February 2, 1978 in the RMC Office for Greenville County in Deed Book 1073 at page 52; the Grantor, Cecil L. Duffie, subsequently conveyed an undivided one-half (1/2) interest in this property to the Grantor, Tana P. Duffie, by deed dated April 27, 1978 and recorded on May 1, 1978 in the RMC Office for Greenville County in Deed Book 1078 at page 179. (SEE OVER)

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 1 day of June, 1978

SIGNED, sealed and delivered in the presence of:

James M. Allison
Gynthia Jean Edwards

Cecil L. Duffie (SEAL)
Tana P. Duffie (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 1 day of June, 1978

James M. Allison (SEAL)
 Notary Public for South Carolina.

Gynthia Jean Edwards

My commission expires 11-19-86

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

1 day of June, 1978
James M. Allison (SEAL)
 Notary Public for South Carolina.

Tana P. Duffie

My commission expires 11-19-86

RECORDED this _____ day of _____, 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

GCTO --- JUN 27 1978

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2.5001

RECORDED

4328 RV.2