

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TITLE TO REAL ESTATE

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KNOW ALL MEN BY THESE PRESENTS, that EDWARD FERGUSON, JR.

in consideration of FIVE DOLLARS (\$5.00) AND ASSUMPTION OF MORTGAGE MORE Dollars,
SPECIFICALLY DESCRIBED BELOW
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents, do grant, bargain, sell,
and release unto

TRIAD PROPERTIES, A LIMITED PARTNERSHIP, ITS SUCCESSORS & ASSIGNS FOREVER:

ALL that piece, parcel or lot of land with buildings and improvements thereon situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being more particularly described as Lot No. 59, Section 1 as shown on plat entitled "Subdivision of Houses, F.W. Poe Mfg. Co., Greenville, S.C." made by Dalton & Neves Engrs. in July, 1950, and being recorded in Plat Book Y at Pages 26-31, RMC Office for Greenville County. According to said plat, the within described lot is also known as No. 26, Second Avenue and fronts thereon 84.3 feet.

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

THIS being the identical premises heretofore conveyed to the grantor by Deed of William B. Ducker dated October 27, 1975 and recorded November 3, 1975 in Deed Book 1026 at Page 681 in the R.M.C. Office for Greenville County.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Edward Ferguson, Jr. to Family Federal Savings and Loan Association dated November 3, 1975 and recorded in the Greenville County R.M.C. Office in Mortgage Book 1352 at Page 719 in the original amount of \$10,500.00 and having a present balance of \$9,546.32.

The mailing address of the grantee herein is: 1006 Old Airport Road
Greenville, S.C.

- 235-150-4-10

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) the 29 day of September, 1978

SIGNED sealed and delivered in the presence of:

Edward C Ferguson Jr (SEAL)

[Signature] (SEAL)

Landra & Barbrey (SEAL)

_____ (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(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 29 day of September 19 78

Notary Public for South Carolina (SEAL)

Landra & Barbrey

My Commission expires 10-18-86

STATE OF SOUTH CAROLINA }

RENUNCIATION OF DOWER

COUNTY OF

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

_____ day of _____ 19 _____

(SEAL)

Notary Public for South Carolina

My commission expires _____

RECORDED this OCT 2 1978 at 1:24 P. M., NO. 10319

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