

DEED OF REAL ESTATE

STATE OF SOUTH CAROLINA } 34 Cunningham Circle  
 COUNTY OF GREENVILLE } Taylors, South Carolina

RECORDED IN S.C. DEED BOOK 1057 PAGE 46  
 JUL 10 11 55 AM '79  
 DENNIS W. BRISLEY

KNOWN ALL MEN BY THESE PRESENTS, that Leonard L. Brady and Virginia R. Brady

in consideration of Seventy Thousand Five Hundred (\$70,500.00) 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 Clarence Ames Martin, Sr., his heirs and assigns forever:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 7 on plat of Cunningham Acres, Section 3, recorded in the RMC Office for Greenville County in Plat Book 4-N, Page 73 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Peachtree Street at the joint front corner of Lots 7 and 8, and running thence along the joint line of said Lots S. 3-10 E., 164.85 feet to an iron pin in the line of Drexel Terrace Subdivision; thence along the line of that property N. 86-53 E., 100 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 6; thence along the joint line of said lots N. 3-10 W., 164.9 feet to an iron pin at the joint front corner of said lots on the southern side of Peachtree Street; thence along the southern side of Peachtree Street S. 86-50 W., 100 feet to the beginning corner.

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The property above described is conveyed subject to all restrictive covenants, setback lines, rights-of-way and easements of public record and appearing on recorded plat(s).

This is the identical property conveyed to the Grantors herein by deed from Ronald W. Chandler and Sandra F. Chandler recorded in the RMC Office for Greenville County in Deed Book 1057 at Page 46, on May 23, 1977.

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
 DEED BOOK 1057 PAGE 46

GREENVILLE COUNTY  
 7 6 3 2  
 SOUTH CAROLINA COUNTY BOOK RETURN TAX  
 JUL 10 1979  
 \$ 77.55

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 6th day of July 1979  
 SIGNED, sealed and delivered in the presence of:

*James C. Janak* (SEAL)  
*Leonard L. Brady* (SEAL)  
*Virginia R. Brady* (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 deed and that (s)he with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of July 1979  
*James C. Janak* (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 3-14-88

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
 COUNTY OF GREENVILLE }

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 6th day of July 1979  
*Virginia R. Brady* (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 2-12-85

RECORDED this 10th day of JUL 10 1979 11:55 A.

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