

15 Collingwood Drive  
Greenville, S. C. 29615

JUL 2 11 00 AM '81

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Mitchell & Atrial, Greenville, S.C.

BORN [unclear] PERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1151-33

KNOW ALL MEN BY THESE PRESENTS, that W. Brooks Fortune and Joan H. Fortune

in consideration of Forty-six Thousand Three Hundred Fifty and no/100 (\$46,350.00) -- 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 Michael W. Murphy and Cherie E. Murphy, their 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 County of Greenville, State of South Carolina being known and designated as Lot No. 46 as shown on a plat of MORNINGSIDE made by Dalton & Neves dated December 1952, recorded in Plat Book FF at Pages 83, 84 and 85 and having according to a more recent survey thereof entitled PROPERTY OF MICHAEL W. MURPHY AND CHERIE E. MURPHY made by Freeland & Associates dated June 25, 1981 the following metes and bounds, to-wit:

12(271) 277.1-2-11

BEGINNING at an iron pin on the northeastern side of Collingwood Drive (formerly Clearview Avenue) at the joint front corner of lots 45 and 46 and running thence along the common line of said lots, N 35-53 E. 201.83 feet to an iron pin; thence S. 54-15 E. 172.92 feet to an iron pin on the northwestern side of Estanolle Street; thence along the northwestern side of Estanolle Street, S. 47-57 W. 127.31 feet to an iron pin; thence with the curve of the northwestern side of Estanolle Street, the chords of which are S. 66-12 W. 96.59 feet to an iron pin and S. 76-00 W. 30.62 feet to an iron pin; thence with the curve of the intersection of Estanolle Street and Collingwood Drive, the chord of which is N. 52-09 W. 31.06 feet to an iron pin on the northeastern side of Collingwood Drive; thence along the curve of the northeastern side of Collingwood Drive the chord of which is N. 23-12 W. 54.50 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the grantors by deed of Marcelle F. Coker, now Marcelle F. Wagner by remarriage, recorded May 30, 1975 in Deed Book 1019 at Page 93 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville County property taxes for the tax 1981 and subsequent years.

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 assigns against the grantor(s) and the grantor'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 26th day of June 19 81

Signed, sealed and delivered in the presence of:  
*Jack H. Mitchell III*  
*Linda J. Forester*

W. BROOKS FORTUNE  
By: *Robert O. Newell* (SEAL)  
Robert O. Newell, Attorney-in-Fact  
JOAN H. FORTUNE  
By: *Robert O. Newell* (SEAL)  
Robert O. Newell, Attorney-in-Fact

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 26th day of June 1981

*Linda J. Forester* (SEAL)  
Notary Public for South Carolina  
My commission expires: 3/26/89

*Jack H. Mitchell III*  
JACK H. MITCHELL, III

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

RELEASED PURSUANT TO STATUTE -  
SEE RECORDED POWER OF ATTORNEY  
IN DEED BOOK 1151 AT PAGE 29

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wivest) 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.

City  
Notary  
My  
RECEIVED

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
JUL 2 '81  
PB 1218  
93.00

GREENVILLE  
COUNTY

0 9 2 2 2 3

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ JUL 2 '81  
P.B. 10311  
51.15

4328 RV-2

Recorded July 2, 1981 at 11:00 A.M.