

Mailing Address: 249 East Broad Street
Greenville, SC 29601

(#83-5326)

TITLE TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER, Attorneys at Law, 100 Williams St. Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OFFICE FILED
SEP 22 4 14 PM '83
S.C.

1196-913

KNOW ALL MEN BY THESE PRESENTS, that DOROTHY C. FRAZIER, individually and as Executrix of the Estate of J. C. Frazier, deceased,

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in consideration of Five and no/100 (\$5.00) Dollars and other valuable considerations

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto HARRY L. CUNNINGHAM, III, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the northerly intersection of East Broad Street and Oakland Avenue (alley), in the City of Greenville, South Carolina, and being designated on the City Block Book as 62-2-13 and having according to a plat made by R. E. Dalton dated September 1921, and recorded in the RMC Office in Plat Book 00, at page 555, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of East Broad Street and Oakland Avenue and running thence along the line of East Broad Street N. 68-32 W. 86.5 feet to a point on said street at end wall; thence N. 20-56 E. 132.2 feet to an iron pin; thence S. 68-27 E. 120 feet to old pin on Oakland Avenue; thence along the line of said Avenue S. 35-11 W. 135.7 feet to iron pin at the beginning corner.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

26(500) 62-2-13

This is the same property conveyed to J. C. Frazier by deed recorded October 21, 1960, in Deed Book 661, at page 299. Subsequent thereto a deed was recorded on September 22, 1977 by J. C. Frazier to Dorothy C. Frazier conveying "an undivided interest" as recorded in Deed Book 1065, at page 314. Subsequent thereto a deed was recorded on December 8, 1980 from J. C. Frazier and Dorothy C. Frazier to J. C. Frazier and Dorothy C. Frazier "their heirs and assigns forever, as joint tenants with right of survivorship" recorded in Deed Book 1138, at page 607. On January 21, 1983 J. C. Frazier died testate and under the terms of his Will which was duly admitted to probate in common form, he left his entire estate to his wife, Dorothy C. Frazier, and appointed her as Executrix of his estate, all as will more fully appear in the records of Probate Court for Greenville County, South Carolina, in Apt. 1743, File 21.

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 21st day of September, 19 83

SIGNED, sealed and delivered in the presence of:

Dan A. Collins
Wendell E. Lunsford

Dorothy C. Frazier (SEAL)
DOROTHY C. FRAZIER, Individually and as
Executrix of the Estate of J. C. Frazier (SEAL)
deceased (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 21st day of September 19 83
Dan A. Collins (SEAL) Wendell E. Lunsford

Notary Public for South Carolina
My commission expires May 31, 1989

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER NOT NECESSARY
WOMAN GRANTOR

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
Notary Public for South Carolina (SEAL)
My commission expires

RECORDED this 22 day of Sept 1983 at

SOUTH CAROLINA COUNTY DOCUMENTARY
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