

TITLE TO REAL ESTATE—Prepared by WILLIAM D. RICHARDS, Notary Public, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
OCT 14 3 20 PM '71
OLLIE FARNSWORTH
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, Fred Edgar Grubbs, Jr.,

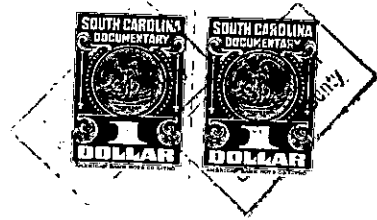
in consideration of Six Hundred and No/100 (\$600.00) ----- Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Gilbert W. Fairbanks and Lewis P. Stratton, Their Heirs and Assigns Forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 20 as shown on a plat of Oakland Terrace of record in the Office of the RMC for Greenville County in Plat Book BB, Page 196, reference to said plat being craved for a metes and bounds description thereof.

The Purchasers herein specifically assume and agree to pay that certain mortgage in favor of Thomas & Hill, Inc. dated July 7, 1971, and recorded July 8, 1971, in the Office of the RMC for Greenville County in R. E.M. Book 1198, Page 47, in the original amount of \$19,400.00.

This deed is to further authorize Thomas & Hill, Inc. to transfer any funds in my account for escrow items to the purchaser herein.

This conveyance is made subject to all easements, restrictions and rights-of-way which may affect the property hereinabove described.



Greenville County
Stamps
Paid \$ 1.10
Act No. 380 Sec. 1

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 13th day of October 19 71
SIGNED, sealed and delivered in the presence of:
W.D. Richards (SEAL)
Flaminia Grubbs (SEAL)
Flaminia Grubbs (SEAL)
Flaminia Grubbs (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 13th day of October 19 71
W.D. Richards (SEAL)
Notary Public for South Carolina.
My Commission Expires 12/16/80

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 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 and released.
GIVEN under my hand and seal this 13th day of October 19 71
W.D. Richards (SEAL)
Notary Public for South Carolina. 12/16/80
Flaminia Grubbs

RECORDED this 14th day of October 19 71, at 3:20 P. M., No. 10896

5-429-1-25