

PREPARED BY:
Hyatt Law Firm
1401 Ebenezer Road
Rock Hill, SC 29732

M-04179
000205739
RECORDED 09/29/2004 09:36:10AM
Bk:06583 Pg:00223 Pages:3
Fee:10.00 State:0.00
County:0.00 Exempt:_____
David Hamilton, Clerk of Court
York County, SC

RECORDED

YORK COUNTY

TAX ASSESSOR'S OFFICE

DATE 9/29/04

TAX MAP NO. 598-16-2-40

INITIALS DS / AC

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF YORK

(Title Not Certified)

KNOW ALL MEN BY THESE PRESENTS, That Joann Cunningham, Sandra Brice Cunningham, Doris C. Massey, Robert E. Cunningham, Margie C. Brown, Isaac Cunningham, Deloris C. McClinton, and Essie Cunningham (hereinafter the "Grantors") in the State aforesaid, for and in consideration of OUTRIGHT GIFT, to the Grantor in hand paid at and before the sealing of these presents by **Terry L. Cunningham** of 475 Milhaven Road, Rock Hill, SC 29730 (hereinafter the "Grantee") has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Grantee his heirs and assigns their entire interest in the following described real property:

All that certain piece, parcel, or lot of land being designated as **Lot No. 40** as shown on a Map of **Devore Subdivision**, dated March 25, 1972, and recorded in the Office of the Clerk of Court for York County, South Carolina, in Plat Book 40 at Page 124; and also shown on a Plat of Property of David McCullough, Jr., prepared by Fred J. Hager, RLS, dated September 20, 1975, and recorded in Plat Book 48 at Page 36, in the Office of the Clerk of Court for York County, South Carolina.

DERIVATION: This being the identical property conveyed to Terry L. Cunningham, Judy Cunningham, Joann Cunningham, Sandra Brice Cunningham, Doris C. Massey, Robert E. Cunningham, Margie C. Brown, Isaac Cunningham, Deloris C. McClinton, and Essie Cunningham by deed of distribution from the Estate of Margie Cunningham as recorded in Book 2657 at Page 321, in the Office of the Clerk of Court for York County, South Carolina. See York County Case No. 97ES4600951.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto said Grantee, **Terry L. Cunningham**, his heirs and assigns forever.

BK 06583 PG 0223

WITNESS the HAND AND SEAL OF THE GRANTORS this 20 day of Sept., 2004.

Signed, sealed and delivered
in the presence of:

Brandy K Smith
Witness

Joan O Klutz
Witness

Brandy K Smith
Witness

Joan O Klutz
Witness

[Signature]
Witness

Brandy K Smith
Witness

Brandy K Smith
Witness

Joan O Klutz
Witness

Brandy K Smith
Witness

Joan O Klutz
Witness

Brandy K Smith
Witness

Joan O Klutz
Witness

Joann Cunningham
Joann Cunningham

Sandra Brice Cunningham
Sandra Brice Cunningham

Doris C Massey
Doris C. Massey

Robert E. Cunningham
Robert E. Cunningham

Margie C. Brown
Margie C. Brown

Isaac Cunningham
Isaac Cunningham

[Signature]
Witness
Brandy K Smalls
Witness

Deloris C. McClinton
Deloris C. McClinton

Jan I Klutz
Witness
Brandy K Smalls
Witness

Essie Cunningham
Essie Cunningham

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that the above named Grantors personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal
this 20 day of Sept., 2004.

Jan I Klutz [Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires: 6-6-07