

JUL 25 4 12 PM 1967

TITLE TO REAL ESTATE—Prepared by RAINNEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

RAINNEY, FANT & HORTON, ATTYS.  
GREENVILLE, S. C.

**STATE OF SOUTH CAROLINA,**  
**GREENVILLE COUNTY**

BOOK 824 PAGE 260

**Know All Men by These Presents:**

That I, Virginia W. Martin

in the State aforesaid,  
-----DOLLARS,

in consideration of the sum of One and No/100 (\$1.00)-----  
Love and Affection, and assumption of mortgage indebtedness,  
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Ted O. Martin and Margaret M. Zingsheim, their Heirs and Assigns, forever:

ALL that lot of land in Greenville County, State of South Carolina, on the South side of Welcome Road, being shown as the major portion of Lot No. 4 on plat of property of O. T. White, made by W. J. Riddle, April 1944, recorded in Plat Book O, at Page 147, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the south side of Welcome Road at the joint front corner of Lots Nos. 3 and 4, and running thence with line of Lot No. 3, S 37-45 W, 259 feet to an iron pin; thence S 56-20 E, 50 feet to an iron pin at rear corner of Lot No. 5; thence with line of Lot No. 5, N 48-30 E, 108 feet to pin in line of Lot No. 5; thence through line of Lot No. 4, N 37-45 E, 154.9 feet to an iron pin on Welcome Road; thence with Welcome Road, N 58-40 W, 70 feet to the point of beginning.

THIS is the same property conveyed to the grantor herein by deed of Clarence C. Martin recorded in the RMC Office for Greenville County, in Deed Book 530, at Page 531 on July 30, 1955.

THE grantees herein assume and agree to pay the balance due on that mortgage held by Fidelity Federal Savings & Loan Association in the amount of \$4,207.14.

THIS conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, and rights-of-way, if any, affecting the above described property.

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 the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 25th day of July in the year of our Lord One Thousand Nine Hundred and Sixty-Seven

Signed, Sealed and Delivered in the Presence of

*Virginia W. Martin* (Seal)  
*Virginia W. Martin* (Seal)  
----- (Seal)  
----- (Seal)  
----- (Seal)  
----- (Seal)

*Connie Clayton*  
*Charles W. Marchbanks* (Seal)

State of South Carolina, }  
Greenville County

Personally appeared before me Connie Clayton

and made oath that she saw the within named grantor(s) Virginia W. Martin sign, seal and as her act and deed deliver the within written deed, and that she, with Charles W. Marchbanks witnessed the execution thereof.

Sworn to before me this 25th day of July, A. D. 19 67

*Charles W. Marchbanks* (Seal)  
Notary Public for South Carolina

*Connie Clayton*

State of South Carolina, }  
Greenville County

RENUNCIATION OF DOWER  
NOT NECESSARY - WOMAN GRANTOR

I, \_\_\_\_\_, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. \_\_\_\_\_ wife of the within named \_\_\_\_\_ did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto \_\_\_\_\_ Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this \_\_\_\_\_

day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ (Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 25th day of July 19 67, at 4:12 P. M., No. #2889

161 - 249 - 5 - 3A