

JUL 9 4 13 PM '69

TITLE TO REAL ESTATE - Prepared by WILLIAM I. BOUTON, Attorney at Law, Greenville, S. C.

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that RICHARD A. SHIPE AND JEAN H. SHIPE,

in consideration of NINE THOUSAND SIXTY-SIX AND 92/100THS-----Dollars, and assumption of mortgage set forth hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

MARY FRANCES W. SMITH, her heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 183 on a plat of Section IV of Botany Woods Sub-division recorded in the R. M. C. Office for Greenville County in Plat Book YY at Page 23, and having according thereto the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Yorkshire Drive at the joint corner of Lots No. 183 and 184, and running thence with the line of Lot No. 184 S. 27-28 W. 244.8 feet to an iron pin; thence N. 56-49 W. 176.1 feet to an iron pin; thence N. 33-10 E. 200 feet to an iron pin; thence along the southern side of Yorkshire Drive S. 72-58 E. 158 feet to the point of beginning.

This being the same property conveyed to the grantors herein by a certain deed recorded in the R. M. C. Office for Greenville County in Deed Book 791 at Page 596.

As part of the consideration hereto, the grantee assumes and agrees to pay the remaining balance due on a certain mortgage in favor of First Federal S. & L. Association of Greenville, S. C., recorded in Mortgage Book 1022 at Page 394, upon which the present balance due is \$28,433.08.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

County Stamps Paid \$10.45 See Act No.380 Section 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 30th day of June 1969

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of Arthur E. Berninger and Mildred R. Fleming.

Richard A. Shiipe (SEAL) Jean H. Shiipe (SEAL)



STATE OF SOUTH CAROLINA } COUNTY OF Sumner }

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30 day of June 1969

Arthur E. Berninger Notary Public for South Carolina

Richard A. Shiipe Jean H. Shiipe Mildred R. Fleming

STATE OF SOUTH CAROLINA } COUNTY OF Sumner }

RENUNCIATION OF DOWER

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 30 day of June 1969

Arthur E. Berninger Notary Public for South Carolina

Jean H. Shiipe

RECORDED this 9th day of July 1969

Recorded July 9, 1969 At 4:13 P.M. # 683

271-PI5, 13-1-236