

TITLE TO REAL ESTATE—Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JUN 10 11 53 AM 1955

Know All Men by These Presents:

That CHARLES P. MILLER in the State aforesaid, in consideration of the sum of Two Thousand Eighty-Four & 78/100 DOLLARS, plus assumption of mortgage described below: 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 BRENDEN RY RUTLEDGE, his heirs and assigns:

All that certain piece, parcel or lot of land situated, lying and being in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 151 on Map No. 2, of the Gen. Survey of 1868, recorded in Plat Book "Y" at page 145 of the R.L.C. Office for Greenville County, and having according to a recent survey made by R. W. Dalton, January 1953, the following sides and bounds, to-wit:

BEING THE same in part on the South side of Lenore Avenue, the joint corner of Lots 151 and 152 and running thence with the joint line of said lots S. 19-46 E. 156.2 feet to an iron pin; thence N. 68-54 E. 70 feet to an iron pin corner of Lot No. 150; thence with the line of said lot N. 19-46 W. 154.5 feet to an iron pin on the South side of Lenore Avenue; thence with the South side of said Avenue S. 70-14 W. 70 feet to the beginning corner.

This lot is held subject to the restrictive covenants applicable to First Class Heights recorded in Plat Book 125 at page 800, and the rights of way and easements recorded in the R.L.C. Office for Greenville County which affect said lot.

As a part of the consideration hereof, the grantor agrees to assume and pay, according to the terms, the certain note and mortgage given by Calvin P. Miller to Fidelity Federal Savings and Loan Association, on which there is a balance due of \$3,315.22; said mortgage is recorded in Mortgage Volume 550, page 215.



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 his 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 10th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the Presence of

Witnesses: Fred W. McDonald

Calvin P. Miller (Seal)

State of South Carolina, Greenville County

Personally appeared before me Joseph B. Cleland

and made oath that he saw the within named grantor(s) Calvin P. Miller sign, seal and as his act and deed deliver the within written deed, and that he, with Fred W. McDonald witnessed the execution thereof.

Sworn to before me this 10th day of June A. D. 1955. Fred W. McDonald (Seal) Notary Public for South Carolina

Joseph B. Cleland

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Fred W. McDonald Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Miriam S. Miller wife of the within named Calvin P. Miller 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 Brenden Ry Rutledge, his 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 10th day of June A. D. 1955. Fred W. McDonald (Seal) Notary Public for South Carolina

Miriam S. Miller