

BOOK 671 PAGE 438
STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

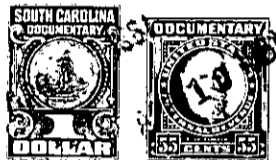
Know All Men by These Presents:

That we, Lewis C. Gardner and Ruby J. Gardner, of Greenville County,

in consideration of the sum of Two Hundred Seventy Five & No/100 - - -(\$275.00) in the State aforesaid, DOLLARS, and the assumption of mortgage set out 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 grantee, Charles M. Ridgeway, his heirs and assigns forever:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 37, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the Office of the R. M. C. for Greenville County in Plat Book QQ at pages 56 to 59. According to said plat the within described lot is also known as No. 35 Jones Street and fronts thereon 57 feet; being the same conveyed to us by Abney Mills by deed recorded in the R. M. C. office for Greenville County.

The grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by the grantors on the 25th day of May, 1959 in the original sum of \$3,575.00, in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. office for Greenville County in Mortgage Book 789, at page 220, on which there is a balance due of \$ 3,115.80 as of this date.



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) hands and seals this 31st day of March in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Mary S. Martin
Gloria H. Williams

Lewis C. Gardner (Seal)
Lewis C. Gardner (Seal)
Ruby J. Gardner (Seal)
Ruby J. Gardner (Seal)

State of South Carolina,
Greenville County

PROBATE

Personally appeared before me Mary S. Martin

and made oath that she saw the within named grantor(s) Lewis C. Gardner and Ruby J. Gardner sign, seal and as their act and deed deliver the within written deed, and that she, with Gloria H. Williams witnessed the execution thereof.

Sworn to before me this 31st day of March, A. D. 19 61.

Gloria H. Williams (Seal)
Notary Public for South Carolina

Mary S. Martin

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Gloria H. Williams Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby J. Gardner wife of the within named Lewis C. Gardner 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 Charles M. Ridgeway, 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 31st day of March, A. D. 19 61.

Gloria H. Williams (Seal)
Notary Public for South Carolina

Ruby J. Gardner
Ruby J. Gardner

Recorded this 10th day of April 19 61, at 9:30 A.M. M., No. #24915

117-9-4