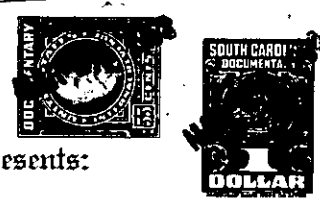


MAR 14 10 47 AM 1963

TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Know All Men by These Presents:



That we, Emil M. Riffon and Anne L. Riffon, in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00) and other valuable consideration, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said John F. Shands, his heirs and assigns,

All that certain piece, parcel or lot of land with the improvements thereon situate, lying, and being on the western side of Chatham Drive in Augusta Acres Subdivision in Greenville County, South Carolina, which lot is shown and designated as Lot No. 229 on a plat of said subdivision recorded in the Office of the R.M.C. for said County, as follows:

BEGINNING at an iron pin on the western side of said Drive, joint front corner of Lots 207 and 229 and running thence S. 73-27 W. 147.8 feet along the joint line of said lots to an iron pin, joint corner of said lots and Lot 208; thence S. 9-10 W. 81.9 feet along the joint line of Lots 208 and 229 to an iron pin, joint corner of said lots and Lots 209 and 228; thence N. 88-37 E. 174.8 feet along the joint line of Lots 228 and 229 to an iron pin on the western side of said Drive, the joint front corner of said lots; thence along the western side of said Drive 120 feet, as shown on said plat, to an iron pin, the point of beginning.

DERIVATION: Deed Book 692, Page 15.

Grantee agrees to pay 1963 Greenville County property taxes.

As a part of the consideration for this conveyance, grantee assumes and agrees to pay according to its terms the balance due on the mortgage given by William G. Hooper to Aiken Loan & Security Company in the original amount of \$11,400.00, dated November 22, 1957, and recorded November 27, 1957 in said R.M.C. Office in Mortgages Book 731, Page 195. The balance presently due on said mortgage is \$10,083.87, and said mortgage has been assigned to Berkshire Life Insurance Company by assignment dated January 24, 1958 and recorded February 3, 1958, in said R.M.C. Office in Mortgages Book 737, Page 197.

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 13th. day of March in the year of our Lord One Thousand Nine Hundred and Sixty-Three.

Signed, Sealed and Delivered in the Presence of

Calhoun H. Turner
Barbara Gambrell

Anne L. Riffon (Seal)
Anne L. Riffon (Seal)
Emil M. Riffon (Seal)
Emil M. Riffon by his duly authorized attorney, Anne L. Riffon. (Seal)
(Seal)

State of South Carolina

COUNTY OF Greenville

Personally appeared before me Barbara Gambrell

and made oath that she saw the within named grantor(s) Emil M. Riffon and Anne L. Riffon written deed, and that she, with Calhoun H. Turner sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 13th. day of March, A. D., 1963
Calhoun H. Turner (Seal)
Notary Public for South Carolina

Barbara Gambrell

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Calhoun H. Turner,

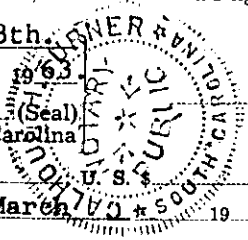
Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Anne L. Riffon wife of the within named Emil M. Riffon 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 John F. Shands, 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 13th. day of March, A. D., 1963
Calhoun H. Turner (Seal)
Notary Public for South Carolina

Anne L. Riffon

Cancelled documentary stamps attached: S. C. \$ A.
Recorded this 14th day of March, 1963, at 10:47 M., No. #23186



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