

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

JAN 5 4 17 PM 1965

COUNTY OF GREENVILLE

Know All Men by These Presents:

That ----- James D. Rudder -----

OLLIE F. BROWN
R.M.C.

in the State aforesaid,
in consideration of the sum of One Thousand Four Hundred Sixty Five and 21/100 (\$1,465.21) ----- DOLLARS,
and assumption of mortgage hereinafter mentioned
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(s)

WALTER H. BROWN, HIS HEIRS AND ASSIGNS FOREVER:

All those certain pieces, parcels or lots of land in the County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 36 and 37 on plat of North Gardens Subdivision, the same being recorded in the RMC Office for Greenville County, S. C., in Plat Book "EE", Page 63, and having according to a more recent survey prepared by Madison H. Woodward, R. E., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of North Garden Circle at the joint front corners of Lots Nos. 36 and 35, and running thence along the joint line of said lots, S 80-48 W, 195 feet to an iron pin; thence N 9-12 W, along Pleasantburg Drive, 75 feet to a concrete marker; thence continuing along the Eastern side of said Drive, N 9-12 W, 116.7 feet to an iron pin; thence on a curve, the chord of which is N 50-48 E, 20 feet to an iron pin on the Southern side of North Garden Circle; thence along the Southern side of North Garden Circle, S 69-12 E, 182.4 feet to an iron pin; thence on a curve, the chord of which is S 39-12 E, 41 feet to an iron pin on the Western side of North Garden Circle; thence along North Garden Circle, S 9-12 E, 75 feet to the point of BEGINNING.

LESS, HOWEVER, that certain portion or strip along the westerly side of said property acquired by the South Carolina State Highway Department.

AS A PART OF THE CONSIDERATION the grantee assumes and agrees to pay the balance due on that certain mortgage from James D. Rudder to Canal Insurance Company, said mortgage being in the original amount of \$12,250.00, and being recorded in the RMC Office for Greenville County in Mortgage Book 678 at page 381, said mortgage being subsequently assigned by Canal Insurance Company to New York Life Insurance Company by assignment recorded.

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 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, 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, or Successors 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(s) and seal(s) this 5th day of January, 19 65

James D. Rudder (Seal)

Signed, Sealed and Delivered in the Presence of

Gilda F. Martin
Gilda F. Martin



State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 written deed, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 5th day of January, A. D., 19 65

Gilda F. Martin (Seal)
Notary Public for South Carolina

Gilda F. Martin

State of South Carolina

COUNTY OF GREENVILLE

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 5th day of January, A. D., 19 65

Notary Public for South Carolina (Seal)

Mrs. Jacqueline C. Rudder

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____, 19 65 at 4:17 P.M. No. 18944
Recorded this 5th day of January

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