

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Known All Men by These Presents:

WILLIAM O. LIPSCOMB, JR.
Grantor
TEN AND 60/100 (\$10.00) and confirmation of title
WADE H. RIDGEWAY
Grantee
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the north side of Pendleton Street in the City of Greenville, in the area formerly the Town of West Greenville, being lot #18 according to a plat of Subdivision Perry Avenue Annex, made for W. H. Irvine by W. D. Neves, Engineer, March 1912, recorded in Plat Book A, at Page 878, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin corner of lot #19; thence with said lot N. 13-15 E. 160.4 feet to iron pin on South side of Branwood Street; thence with said Street N. 74-20 W. 39.5 feet to iron pin corner of lot #17; thence with said lot S. 13-15 W. 153.1 feet to iron pin on the north side of Pendleton Street; thence with said Street S. 64 E. 40 feet to the beginning corner.

The above described lot is the same conveyed to J. O. Raines by deed recorded in the said RMC Office in Deed Book 62, at Page 147. The said J. O. Raines died intestate in Greenville County June 12, 1928 and by his Estate on file in Apt. 233, File 31, left the above described property to his widow, Mamie F. Raines, and his two (2) daughters, Frances Raines and Ruby Raines. Mamie F. Raines died testate, devising her interest in the above described property by her Will on file in Apt. 472, File 5, in equal shares to her two (2) daughters, Frances M. Raines and Mrs. W. O. (Ruby R.) Lipscomb. Frances M. Raines died testate and by her Will in Apt. 699, File 10, devised her interest in the above described property to her nephew, Billy Lipscomb, the Grantor herein. Ruby Raines Lipscomb (Mrs. W. O. Lipscomb) died testate in Darlington County and by a copy of her Last Will and Testament on file in the Probate Court for Greenville County in Apt. 1349, File 8, devised all of her property to her son, William O. Lipscomb, Jr., the Grantor herein.

This conveyance is made in order to confirm title in Wade H. Ridgeway of those lots of land owned by the Raines family and inherited by the Grantor as stated above as it was the intention of a Deed of the Grantor to the Grantee dated December 13, 1974 recorded in Deed Book 1012, at Page 84 to convey all of such property and it now appears that the above described lot was omitted from said Deed.

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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 and Grantee's Heirs Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 24th day of November, 1975.

William O. Lipscomb, Jr. (Seal)

Signed, Sealed and Delivered in the Presence of:

David N. Caperton (Seal)
James B. Shahan (Seal)
My Commission expires 9-25-80
Grantor

STATE OF ~~SOUTH CAROLINA~~ NORTH CAROLINA
~~GREENVILLE~~ COUNTY OF MECKLENBERG

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

24th day of *November*, 1975
David N. Caperton (Seal)
Notary Public for ~~South Carolina~~ North Carolina

My Commission expires January 1, 1977 - 9-25-80

STATE OF ~~SOUTH CAROLINA~~ NORTH CAROLINA
~~GREENVILLE~~ COUNTY OF MECKLENBERG

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nancy Gear Lipscomb, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this

24th day of *November*, 1975
James B. Shahan (Seal)
Notary Public for ~~South Carolina~~ North Carolina

My Commission expires January 1, 1977 - 9-25-80

Recorded this _____ day of NOV 23 1975 at 3:21 P.M. No. 13862

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