

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

WILLIAMS WORTH R.M.C.

Know All Men by These Presents:

That we, John A. Ritchie and Grace Z. Ritchie, 4510 27 + 577 in the State aforesaid, in consideration of the sum of Forty Five Hundred Ten and 87/100 - - - (\$4510.87) - - - DOLLARS, and 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 D. J. Roberts and Kathryn R. Roberts, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the North side of Ashley Avenue, and is a portion of Block F of Buist Circle, plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book C, page 10, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Ashley Avenue (formerly Harrison Street), which iron pin is 274 feet East of the Northeast intersection of Ashley Avenue and Townes Street; thence N. 12-25 E. 140 feet to an iron pin; thence S. 78-15 E. 50 feet to an iron pin; thence S. 9-45 W. 151.2 feet to an iron pin in the line of Ashley Avenue; thence along the Northern side of Ashley Avenue, N. 66-30 W. 58 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantors by William B. Kluttz by deed recorded in Volume 438 at page 270.

As a part of the consideration of this deed that Grantee assumes and agrees to pay a balance due of \$5,739.13, due on a mortgage held by C. D. Douglas Wilson & Company recorded in Volume 365 at Page 71.



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 their 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 2nd day of April in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Aubrey J. Shives and Mozelle G. Shives.

Handwritten signatures of John A. Ritchie and Grace Z. Ritchie, each followed by '(Seal)'.

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Aubrey J. Shives

and made oath that he saw the within named grantor(s) John A. Ritchie and Grace Z. Ritchie sign, seal and as their act and deed deliver the within written deed, and that he, with Mozelle G. Shives witnessed the execution thereof.

Sworn to before me this 2nd day of April, A. D. 1954. Notary Public for South Carolina.

Handwritten signature of Aubrey J. Shives.

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Aubrey J. Shives Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Grace Z. Ritchie wife of the within named John A. Ritchie 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 D. J. Roberts and Kathryn R. Roberts, their Heirs and Assigns, all her 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 2nd day of April, A. D. 1954. Notary Public for South Carolina.

Handwritten signature of Grace Z. Ritchie.