

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

CLERK OF COURTS

Know All Men by These Presents:

That Walter Franklin Kerns, in consideration of the sum of Three Hundred Fifty and No/100 (\$350.00) - - - - - DOLLARS, and assumption of mortgage hereinbelow referred to,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantor(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 Rufus S. Merritt, his heirs and assigns,

All that piece, parcel or lot of land lying and being situate on the northerly side of Lake View Drive, near the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as lot No. 6, Mayfair Park, according to revised plat prepared by J. Mac Richardson, R.L.S., March 18, 1957, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "TT" at page 67, and having according to more recent survey the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Lake View Drive at joint front corner of lots 6 and 7, and running thence along said joint lines N. 45-45 W. 202.3 feet to an iron pin on the rear line of lot 5; thence along the rear line of lot 5 N. 46-27 E. 118.9 feet to an iron pin on the westerly side of a 25 foot driveway; thence along said driveway S. 43-15 E. 180 feet to an iron pin; thence around the northwesterly corner of the intersection of the said driveway with Lake View Drive on an angle, the chord of which is S. 3-52 W. 34 feet to an iron pin on Lake View Drive; thence along Lake View Drive S. 50-59 W. 69 feet to an iron pin; thence further along Lake View Drive S. 31-00 W. 17 feet to an iron pin at joint front corner of lots 6 and 7, the point of beginning.

The above described property is subject to restrictions recorded in the P.M.C. Office for Greenville County, S. C. in Dead Volume 238 at page 275 and Dead Volume 251 at page 302, as well as other recorded easements and rights-of-way.

The herein named grantee assumes and agrees to pay, according to its terms and conditions, that certain note and mortgage secured thereby, heretofore given by Walter Franklin Kerns in favor of Sumner G. Whittier, as Administrator of Veterans' Affairs, in the principal amount of \$9,350.00, dated October 31, 1960, recorded in the R.M.C. Office for Greenville, S. C. in Mortgage Volume 841 at page 97, upon which there is a principal balance due of \$9769.60 with interest thereon from March 1961.

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 25th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Barbara Gambrell
William B. Traxler

Walter Franklin Kerns (Seal)
SOUTH CAROLINA
DOLLAR

State of South Carolina, Greenville County Personally appeared before me Barbara Gambrell and made oath that she saw the within named grantor(s) Walter Franklin Kerns written deed, and that she, with William B. Traxler sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 25th day of March A. D. 1961
William B. Traxler (Seal)
Notary Public for South Carolina

Barbara Gambrell

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, William B. Traxler, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Hazel S. Kerns wife of the within named Walter Franklin Kerns 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 Rufus S. Merritt, 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 25th day of March A. D. 1961
William B. Traxler (Seal)
Notary Public for South Carolina

Hazel S. Kerns

B10-3-27