

STATE OF SOUTH CAROLINA, DEC 30 9 07 AM 1963

GREENVILLE COUNTY

Know All Men by These Presents:

That Carl F. Wilkerson and Audrey G. Wilkerson

in the State aforesaid, in consideration of the sum of Two Hundred Fifty and No/100 (\$250.00) DOLLARS, and the assumption of a mortgage hereinafter set forth 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 Thomas Jeffords, III, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate in the City of Greenville, County of Greenville, State of South Carolina, on the North side of Pleasant Ridge Avenue and being known and designated as Lot No. 28 of a plat of Pleasant Valley which is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book P at Page 92 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Pleasant Ridge Avenue at the joint front corner of Lots Nos. 27 and 28, which iron pin is 875 feet West of the intersection of said Avenue and Long Hill Street and running thence N. 0-8 W. 160 feet to an iron pin; thence S. 89-52 W. 60 feet to an iron pin; thence S. 0-8 E. 160 feet to an iron pin on the North side of said avenue; thence with said avenue N. 89-52 E. 60 feet to the point of beginning.

As part of the consideration for this conveyance, the Grantee herein expressly assumes and agrees to pay that certain mortgage given by Carl F. Wilkerson to C. Douglas Wilson and Co., executed on December 7, 1959, and recorded in the Register of Mesne Conveyances, Mortgage Book 810, Page 393, on which there is a present balance of Seven Thousand Four Hundred Fifty-Five and 80/100 Dollars (\$7,455.80).

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 26th day of December in the year of our Lord One Thousand Nine Hundred and Sixty-Three

Signed, Sealed and Delivered in the Presence of

Carol J. Hunt (Seal)
Audrey G. Wilkerson (Seal)
O. Doyle Martin (Seal)
South Carolina Documentary Seal (Seal)
DOLLAR Seal (Seal)

State of South Carolina, Greenville County Personally appeared before me Carol J. Hunt

and made oath that he saw the within named grantor(s) Carl F. Wilkerson and Audrey G. Wilkerson sign, seal and as his act and deed deliver the within written deed, and that she, with O. Doyle Martin witnessed the execution thereof.

Sworn to before me this 26th day of December, A. D. 19 63 O. Doyle Martin (Seal) Notary Public for South Carolina

Carol J. Hunt (Seal)

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, O. Doyle Martin Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Audrey G. Wilkerson wife of the within named Carl F. Wilkerson 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 Thomas Jeffords, III

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 26th day of December, A. D. 19 63 O. Doyle Martin (Seal) Notary Public for South Carolina

Mrs. Audrey G. Wilkerson Mrs. Audrey G. Wilkerson

Recorded this 30th day of December 19 63 at 9:07 AM, No. 18433

519-2222-3-28