

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That James Ralph Ferguson and Frances F. Ferguson in the State aforesaid, in consideration of the sum of Six Hundred and No/100 - - - - - DOLLARS, and assumption of mortgage as set forth 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 Glenn H. Bert, his heirs and assigns forever:

All that certain lot of land lying in the State of South Carolina, Greenville County, Chick Springs Township on the eastern side of Cherokee Drive shown as Lot No. 69 on Map 2 of Cherokee Forest recorded in the R. M. C. Office for Greenville County in Plat Book EE at Page 191.

Being the same property conveyed to James Ralph Ferguson, et al by deed recorded in Deed Book 735 at Page 256.

The Grantee assumes and agrees to pay the outstanding balance due on a note and mortgage from James Ralph Ferguson, et al to Cameron Brown Company in the principal sum of \$23,000.00 recorded in Mortgage Book 939 at Page 383 having an outstanding balance due of \$15,378.24.



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 10th day of June in the year of our Lord One Thousand Nine Hundred and Sixty-Four

Signed, Sealed and Delivered in the Presence of James Ralph Ferguson (Seal), Frances F. Ferguson (Seal), Clifford F. Gaddy, Jr. (Seal), and another witness (Seal).

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me James R. Mann and made oath that he saw the within named grantor(s) James Ralph Ferguson and Frances F. Ferguson sign, seal and as their act and deed deliver the within written deed, and that he, with Clifford F. Gaddy, Jr. witnessed the execution thereof. Sworn to before me this 10th day of June A. D., 19 64. Clifford F. Gaddy, Jr. (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Clifford F. Gaddy, Jr. Notary Public, do hereby certify unto all whom it may concern, that Mrs. Frances F. Ferguson wife of the within named James Ralph Ferguson 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 Glenn H. Bert, his 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 10th day of June A. D., 19 64. Clifford F. Gaddy, Jr. (Seal) Notary Public for South Carolina Frances F. Ferguson

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 13th day of July 1964 at 4:03 P. M., No. 1686

-271- P15.9-1-263