

TITLE TO REAL ESTATE--Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

AUG 10 10 59 AM 1965

State of South Carolina

COUNTY OF GREENVILLE

Known All, Men by These Presents:
R. M. C.

That -----Clyde Nelson Browder and Linda Bass Browder -----

in the State aforesaid,
in consideration of the sum of One Dollar (\$1.00) ----- DOLLARS,
and assumption of mortgage

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 grantee(s)

J. W. PITTS, HIS HEIRS AND ASSIGNS FOREVER:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, with the buildings and improvements thereon, lying and being on the southeasterly side of Scarlett Street, in the City of Greenville, S. C., and being shown as Lot No. 31 on plat of Sherwood Forest as recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, pages 2 and 3, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Scarlett Street, joint front corner of Lots Nos. 30 and 31, and running thence along the southeasterly side of said Street S 29-52 W, 75 feet to an iron pin, joint front corner of Lots Nos. 31 and 32; thence along the common line of said Lots, S 71-56 E, 193.5 feet to an iron pin; thence N 32-42 E, 71 feet to an iron pin, joint rear corner of Lots Nos. 30 and 31; thence along the common line of said lots N 60-43 W, 196.7 feet to an iron pin, the point of BEGINNING.

AS A PART OF THE CONSIDERATION the grantee assumes and agrees to pay the balance due on that certain loan to C. Douglas Wilson & Co., recorded in Mortgage Book 695 at page 297, on which there is a present balance due of \$7,742.39.

The grantors set over and assign to the grantee the insurance policy and the escrow account in connection with the above loan.

The grantee also assumes that certain mortgage from the grantors to James R. Flinkingshelt upon which there is a balance due in the amount of \$869.72.

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 the Grantee's(s') Heirs or Successors 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, or Successors 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(s) and seal(s) this 6th day of August 19 65

Signed, Sealed and Delivered in the Presence of

[Signature]
Linda J. Martin

[Signature] (Seal)
[Signature] (Seal)
____ (Seal)
____ (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed, and that (s) he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 6th day of August, A. D., 19 65

[Signature] (Seal)
Notary Public for South Carolina

[Signature]

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) did this day appear before me, and each, 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 the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the 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 6th day of August, A. D., 19 65

[Signature] (Seal)
Notary Public for South Carolina

[Signature]

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____, 19 65, at 10:30 A.M., No. 4582
Recorded this 10th., day of August

519-266-1-90