

TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE TAMBORATH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Arnold S. Ricker, of the County and State aforesaid,

in consideration of One (\$1.00) Dollar and assumption of mortgage described below, ~~xxxxxx~~

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Buddy H. Howard and Shirley G. Howard, their heirs and assigns forever,

All that lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 116 on plat of College Heights Subdivision, recorded in Plat Book P, at page 75, of the R. M. C. Office for Greenville County, South Carolina, said lot having a frontage of 75 feet on the north side of Auburn Circle, a depth of 148.8 feet on the west side, a depth of 148.9 feet on the east side, and a rear width of 75 feet.

This is the same property conveyed to the grantor by deed from Mauldin Construction Co. (same as Mauldin Construction Company, Inc.), dated January 20th, 1965, and recorded in Deed Book 766, at page 207, of the R. M. C. Office for Greenville County, South Carolina.

The grantees herein expressly agree to assume and pay that certain mortgage given by Mauldin Construction Company, in favor of Aiken Loan and Security Company, on which there remains a present balance of approximately \$9,000.00, which mortgage is recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Volume 984, at page 459, this being the mortgage executed by Arnold S. Ricker to Aiken Loan and Security Company, dated January 20th, 1965, and assigned to The Western & Southern Life Insurance Company on March 16, 1965, by assignment recorded in Vol. 989 at page 150 of the records of mortgages in the R. M. C. Office for Greenville County, South Carolina.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), 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 or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors 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 16th day of August, 19 65.

SIGNED, sealed and delivered in the presence of:

Arnold S. Ricker (SEAL)

Julius B. Aiken (SEAL)

Alice Lamm (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared 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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of August, 19 65.

Julius B. Aiken (SEAL)
Notary Public for South Carolina.

Alice Lamm

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) respectively, 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 whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

16th day of August, 19 65.

Julius B. Aiken (SEAL)
Notary Public for South Carolina.

Mrs. Sara Ethel Ricker

RECORDED this 24th day of August, 19 65, at 10:27 A. M., No 6096

- 515-280-2-164