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BOOK 836 PAGE 353

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURTS
R.M.C.

County Stamps Paid \$ 4.40
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that I, Lewis J. Frampton,

in consideration of Three Thousand Five Hundred Thirteen and 98/100 (\$3,513.98) Dollars,
and the assumption of the mortgage set forth below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Thomas R. Tschudy, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northerly side and the easterly side of Valerie Drive, near the City of Greenville, S. C., being designated as Lot No. 38, Map No. 2 of Liberty Park as recorded in the RMC Office for Greenville County, S. C. in Plat Book MM, page 39, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Valerie Drive, joint front corner of Lots 38 and 39, Map No. 2, said pin also being located in the center of a 10 foot drainage easement, and running thence along the northerly side of Valerie Drive S 74-44 W 105 feet to an iron pin; thence on a curve of Valerie Drive, the chord of which is N 62-45 W 50.3 feet to an iron pin on the easterly side of Valerie Drive; thence continuing along the easterly side of Valerie Drive N 20-15 W 111 feet to an iron pin, joint front corner of Lots 37 and 38, Map No. 2, which iron pin is in the center of a 10 foot drainage easement; thence along the common line of said lots and through the center of said drainage easement, N 66-42 E 143.1 feet to an iron pin, joint rear corner of Lots 38 and 39; thence along the common line of said lots and through the center of a 10 foot drainage easement, S 18-41 E 165.1 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantor see Deed Book 729, page 426.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$20,986.02 on that certain mortgage given by the grantor herein to C. Douglas Wilson & Co., in the face amount of \$22,500.00, dated August 10, 1963, and recorded in the RMC Office in Mortgage Book 931, page 287, said mortgage assigned to John Hancock Mutual Life Insurance Company.

GRANTEE TO PAY 1968 TAXES.

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 17th day of January 19 68.

SIGNED, sealed and delivered in the presence of:

Lewis J. Frampton (SEAL)

Emmie H. Shelton
Mary R. Johnson



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 17th day of January 19 68.

Mary R. Johnson (SEAL)
Notary Public for South Carolina My Commission
Expires January 1, 1970.

Emmie H. Shelton

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 whomsoever, 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
17th day of January 19 68.

Lenora S. Frampton

Mary R. Johnson (SEAL)
Notary Public for South Carolina My Commission
Expires January 1, 1970.

RECORDED this 18th day of January 19 68 at 11:09 A.M. No 19353

232-13-122-123