

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thompson, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF THE COURT
S. C.



KNOW ALL MEN BY THESE PRESENTS, that John C. Kulze, Jr.

in consideration of Ten Thousand Fifty and no/100 (\$10,050.00)----- Dollars,
and assumption of mortgage as set out 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

Morris B. Plotkin , his heirs and assigns, forever:

All that lot of land in Greenville County, South Carolina, on the western side of Merrifield Drive near the City of Greenville, being shown as Lot No. 31 on plat of Merrifield Park recorded in Plat Book 000 at page 177, and more fully described as follows:

Beginning at an iron pin on the western side of Merrifield Drive at corner of Lot 32 and running thence with the western side of said lot, S 34-18 E 128.5 feet to an iron pin in line of Lot designated as "Ed High"; thence with line of said lot, N 69-22 W 283 feet and S 20-38 W 183.7 feet to an iron pin at corner of Lot 34; thence with line of Lots 34 and 33, N 24-26 W 213.9 feet to an iron pin at corner of Lot 32; thence with line of said lot, N 55-42 E 130 feet to the beginning corner.

Being the same property conveyed to the grantor by Deed Book 846 at page 583.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.

As part of the consideration for this conveyance, grantee assumes and agrees to pay the balance due of \$24,900.00 on the mortgage given by John C. Kulze, Jr., to Fidelity Federal Savings & Loan Association on January 31, 1969, said mortgage recorded in Mortgage Book 1116 at page 81.

County Stamps Paid \$11.55
See Act No.380 Section 1

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 31 day of January 19 69.

SIGNED, sealed and delivered in the presence of:

Billie J. Shadstone (SEAL) John C. Kulze, Jr. (SEAL)
Theron J. Cochran (SEAL) _____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
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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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31 day of January 19 69

Theron J. Cochran (SEAL) Billie J. Shadstone
Notary Public for South Carolina
Commission expires 1-1-70

STATE OF SOUTH CAROLINA }
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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, 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

31 day of January 19 69. Betty E. Kulze
Theron J. Cochran (SEAL)
Notary Public for South Carolina
Commission expires 1-1-70.

RECORDED this 3 day of February 19 69, at 12:29 P. M., No. 18324

201-540.5-1-12