

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MAR 10 2 30 PM '69
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, QUENTIN O. BALL

in consideration of exchange of property valued at \$1,000.00, plus assumption of mortgage Dollars,
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

ARTHUR L. SCIFRES, his heirs and assigns forever

ALL that lot of land, with improvements thereon, in the City of Greenville, Greenville County, South Carolina, being shown as the eastern one-half of lot 3 and the western one-half of lot 2 on a plat of Pleasant Valley recorded in the R.M.C. Office for Greenville County in Plat Book P, at Page 93, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Pleasant Ridge Avenue and on the front line of lot #2, said pin being 256.7 feet West of the intersection of Pleasant Ridge Avenue and Old Augusta Road and running thence through lot #2, N. 0-08 W. 160 feet; thence S. 89-52 W. 60 feet to an iron pin on the real line of lot #3; thence through lot #3, S. 0-08 E. 160 feet to the north side of Pleasant Ridge Avenue; thence along said avenue, N. 89-52 E. 60 feet to the beginning corner.

As a part of the consideration, the grantee assumes and agrees to pay the balance of that certain mortgage in favor of Central Realty Corporation recorded in Mortgage Book 945, at Page 383, and having a present balance of \$7,954.63.

This property is conveyed subject to restrictive covenants, easements, rights of way of record and is the same property conveyed to the grantor by deed recorded in Deed Book 805, at Page 103.



#1.10

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 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 March 19 69

SIGNED, sealed and delivered in the presence of:

Quentin O. Ball (SEAL)

John E. Johnston, Jr.
Peter Robinson

_____ (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 6th day of March 19 69

John E. Johnston, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires 1-1-70

Peter Robinson

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

6th day of March 19 69
John E. Johnston, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires 1-1-70

Bernice H. Baco

RECORDED this 10 day of March 19 69, at 2:30 P. M., No. 21250

519-222.5-1-18