

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

GILIE E. HOWARTH
S.M.O.

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That I, Bernhard Ludvigsen,

in the State aforesaid,

in consideration of the sum of One Thousand Seventy-Six and 50/100 (\$1,076.50)-----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)

DONALD E. BALTZ, INC., ITS SUCCESSORS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot #10, of a subdivision known as Wellington Green as shown on a plat thereof prepared by Piedmont Engineering Service, dated September, 1961, recorded in the RMC Office for Greenville County in Plat Book "YY", at Page 29, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Melbourn Lane, the joint front corner of Lots #10 and #9, and running thence along the line of these lots, N. 30-23 E. 163.5 feet to an iron pin in the property line; running thence along the property line S. 59-53 E. 100.2 feet to an iron pin at the joint rear corner of Lots #10 and #11; running thence S. 30-23 W. 164.0 feet to an iron pin on the northern side of Melbourn Lane; running thence along the northern side of Melbourn Lane N. 59-37 W. 100.0 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 mortgage from the grantor to Fidelity Federal Savings & Loan Association, Greenville, S. C., said mortgage being in the original amount of \$21,600.00, and upon which there is presently a balance due in the amount of \$20,811.62, said mortgage being recorded in the RMC Office for Greenville County, S. C., in Mortgage Book , at Page

The grantor sets over and assigns to the grantee the insurance policy and escrow account in connection with the above loan.

It is agreed and understood that the grantor is to have possession of the premises, without additional rental, until November 1, 1965, 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.

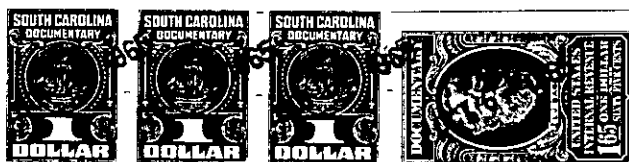
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the 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 30th day of September, 1965

Bernhard Ludvigsen (Seal)

Signed, Sealed and Delivered in the Presence of

Barbara S. Payne
Barbara S. Payne



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 30th day of September, A. D., 19 65

Sidney L. Jay
Notary Public for South Carolina (Seal)

Barbara S. Payne

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 30th day of September, A. D., 19 65

Sidney L. Jay
Notary Public for South Carolina (Seal)

Bernhard Ludvigsen

Cancelled documentary stamps attached: S. C. \$: U. S. \$, 19 65, at 11:49 A.M., No. 10780
Recorded this 6th., day of October

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