

TITLE TO REAL ESTATE—Prepared by E. RANDOLPH STONE, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That I, A. M. FORTUNE,

JAN 23 9 13 in the State aforesaid,

in consideration of the sum of FIVE AND NO/100-----
(5.00)----- DOLLARS,

AND THE ASSUMPTION OF A MORTGAGE AS SET OUT BELOW 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 BERTHA M. FORTUNE, HER HEIRS AND ASSIGNS, FOREVER,

ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE NORTHEAST SIDE OF CLAREMORE AVENUE, IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING SHOWN AS LOT 27, BLOCK I, SECTION 5 ON A PLAT OF EAST HIGHLANDS ESTATES, MADE BY DALTON & NEVES, ENGINEERS, FEBRUARY, 1941, AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK K, AT PAGES 78, 79, AND 80, AND HAVING, ACCORDING TO A RECENT SURVEY OF "PROPERTY OF A. M. FORTUNE", PREPARED BY DALTON & NEVES, ENGINEERS, JULY, 1959, AND RECORDED IN SAID RMC OFFICE IN PLAT BOOK SS, AT PAGE 173, THE FOLLOWING METES AND BOUNDS:

BEGINNING AT AN IRON PIN ON THE NORTHEASTERN EDGE OF CLAREMORE AVENUE AT THE JOINT FRONT CORNER OF LOTS 27 AND 28, AND RUNNING THENCE ALONG THE NORTHEASTERN EDGE OF CLAREMORE AVENUE, S. 25-42 E. 65 FEET TO AN IRON PIN; THENCE ALONG A LINE OF A FIVE-FOOT PATH, N. 66-44 E. 170.6 FEET TO AN IRON PIN; THENCE N. 31-01 W. 81.9 FEET TO AN IRON PIN; THENCE ALONG A LINE OF LOT 28, S. 61-06 W. 163 FEET TO AN IRON PIN ON THE NORTHEASTERN EDGE OF CLAREMORE AVENUE, THE BEGINNING CORNER, AND BEING THE SAME LOT OF LAND CONVEYED TO A. M. FORTUNE BY JOE A. WHITMIRE BY DEED DATED JULY 18, 1959, AND RECORDED IN SAID RMC OFFICE IN DEED BOOK 630, AT PAGE 82.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE THE GRANTEE ASSUMES AND AGREES TO PAY THE BALANCE DUE ON A CERTAIN NOTE AND MORTGAGE EXECUTED BY A. M. FORTUNE TO C. DOUGLAS WILSON & CO., DATED JULY 18, 1959, IN THE ORIGINAL AMOUNT OF \$8,650.00, THE MORTGAGE BEING RECORDED IN SAID RMC OFFICE IN MORTGAGE BOOK 796, AT PAGE 213.

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, HER Heirs 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 and Assigns against the grantor(s) and 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 and seal this 20TH day of JANUARY in the year of our Lord One Thousand Nine Hundred and SIXTY-ONE

Signed, Sealed and Delivered in the Presence of

Judy S. Payne
E. Randolph Stone

[Signature] (Seal)
----- (Seal)
----- (Seal)

STATE OF SOUTH CAROLINA,
County of GREENVILLE

Personally appeared before me JUDY S. PAYNE and made oath that She saw the within named grantor(s) sign, seal and as HIS act and deed deliver the within written deed, and that She, with E. RANDOLPH STONE witnessed the execution thereof.

Sworn to before me this 20TH day of JANUARY, A. D. 1961
E. Randolph Stone (Seal)
Notary Public for South Carolina

Judy S. Payne

STATE OF SOUTH CAROLINA,
County of GREENVILLE

RENUNCIATION OF DOWER
I, E. RANDOLPH STONE, NOTARY PUBLIC

do hereby certify unto all whom it may concern, that Mrs. NADINE Y. FORTUNE wife of the within named A. M. FORTUNE did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s), HER Heirs and Assigns, all her interest and estate, and also all 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 20TH day of JANUARY, A. D. 19 61
E. Randolph Stone (Seal)
Notary Public for South Carolina

Nadine Y. Fortune

264-10-27