

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That WE, GUARWIN HENRY BIGGS, JR. and MARY S. BIGGS in the State aforesaid, in consideration of the sum of Two Thousand Seven Hundred Fifty and No/100----- DOLLARS, AND ASSUMPTION OF MORTGAGE REFERRED TO 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 the said JOHN KITZMAN and HELEN M. KITZMAN, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Prosperity Avenue in the City of Greenville, Greenville County, State of South Carolina, shown as Lot No. 12 on plat of Property of Roy A. Thomason, made by Dalton & Neves, Engineers, March, 1951, recorded in the RMC Office for Greenville County, S. C., in Plat Book Z, page 181, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Prosperity Avenue at the joint front corner of Lots 11 and 12, and running thence with the line of Lot 11, N. 28-03 W., 211 feet to an iron pin; thence N. 61-57 E., 62.5 feet; thence with the line of Lot 12, S. 29-29 E., 190.2 feet to an iron pin on the Northwest side of Prosperity Avenue; thence with the Northwest side of Prosperity Avenue, S. 44-24 W., 69.5 feet to the point of beginning.

THIS is the same property conveyed to us by deed of Robert N. Daniel, Jr., as Trustee, dated July 13, 1956, recorded in the RMC Office for Greenville County, S. C., in Deed Book 557, page 101.

GRANTEES herein assume and agree to pay the balance of \$7,885.81 remaining due on a VA mortgage dated July 13, 1956, in the original amount of \$9,000.00 given by Guarwin Henry Biggs, Jr. and Mary S. Biggs to General Mortgage Co., recorded in said RMC Office in Mortgage Book 684, page 307.

GRANTEES to pay 1961 taxes.

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 their 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 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 18th day of October in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Eston L. Rodgers, Patrick C. Fant, Mrs. Katherine H. Carley, D. J. Shuller. As to Guarwin Henry Biggs, Jr. As to Mary S. Biggs

Guarwin Henry Biggs, Jr. (Seal), Mary S. Biggs (Seal)

State of South Carolina, Greenville County

See Probate on Page 2 for Mary S. Biggs Personally appeared before me Eston L. Rodgers

and made oath that he saw the within named grantor(s) Guarwin Henry Biggs, Jr. deliver the within written deed, and that he, with Patrick C. Fant sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 18th day of October, A. D. 1961. Patrick C. Fant (Seal) Notary Public for South Carolina

Signature of Eston L. Rodgers

MISSISSIPPI State of South Carolina, Greenville County HINDS

RENUNCIATION OF DOWER

I, Worda R. Beasley Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary S. Biggs wife of the within named Guarwin Henry Biggs, Jr. did this day appear before me, and 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 John Kitzman and Helen M. Kitzman, their 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 18th day of October, A. D. 1961. Worda R. Beasley (Seal) Notary Public for South Carolina, Mississippi Commission Expires Jan. 14, 1965 My commission expires

Mary S. Biggs (Seal)

Cancelled documentary stamps attached: S. C. \$ U. S. \$ (Continued on Next Page) Recorded this day of 19 at M, No.

222.3-3-11