

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARRINGTON R.M.C.

Know All Men by These Presents:

That we, JAMES H. PRITCHARD and CHRISTINE S. PRITCHARD, in the State aforesaid, in consideration of the sum of Two Hundred and 00/100 (\$200.00) DOLLARS, and assumption of the 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 JAMES E. HIPPS, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the South side of South Estate Drive in Gantt Township, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 12 on plat of Crestwood, Inc., made by J. C. Hill, Surveyor, February 28, 1949, said plat being recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "S", at Page 189, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of South Estate Drive, at joint front corner of Lots 10 and 12, and running thence along the line of Lot 10, S. 20-20 W., 103.6 feet to an iron pin; thence with the rear line of Lot 14, N. 75-10 W., 100 feet to an iron pin; thence with the line of Lot 15, N. 21-50 E., 116.7 feet to an iron pin on the South side of South Estate Drive; thence with the South side of South Estate Drive, S. 68-05 E., 95 feet to the beginning corner.

The grantee herein assumes and agrees to pay that mortgage given by James H. Pritchard and Christine S. Pritchard to General Mortgage Co. in the original amount of \$8,950.00, dated October 23, 1962, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 904, Page 443, on which there remains unpaid principal balance of \$8,918.87.

This property is the same conveyed to the grantors, James H. Pritchard and Christine S. Pritchard, by deed of Everett L. Rivers and Eunice Nell Rivers, dated October 23, 1962, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 709, Page 341.

Grantee to pay 1963 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 his 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 and seal this 19th day of February in the year of our Lord One Thousand Nine Hundred and sixty three.

Signed, Sealed and Delivered in the Presence of

Marguerite B. Bagwell (Seal)
Patrick C. Fant (Seal)
James H. Pritchard (Seal)
Christine S. Pritchard (Seal)
Two South Carolina Documentary stamps (Seal)

State of South Carolina, Greenville County

Personally appeared before me Marguerite B. Bagwell

and made oath that she saw the within named grantor(s) James H. Pritchard and Christine S. Pritchard deliver the within written deed, and that she, with Patrick C. Fant their act and deed witnessed the execution thereof.

Sworn to before me this 19th day of February, A. D. 1963. Patrick C. Fant (Seal) Notary Public for South Carolina

Marguerite B. Bagwell (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Christine S. Pritchard wife of the within named James H. Pritchard 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 James E. Hipps

his 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 19th day of February, A. D. 1963. Patrick C. Fant (Seal) Notary Public for South Carolina

Christine S. Pritchard (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 21st day of February 1963 at 10:30 A. M., No. 21184

150-379-2-31