

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

WOL 921 PAGE 234

JUN 27 1971 AM 12
OLLIE FARNSWORTH
R. M. C

KNOW ALL MEN BY THESE PRESENTS, that F. TOWERS RICE

in consideration of ONE (\$1.00) and no/100 - - - - - Dollars
and love and affection
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto
CLAIRE F. RICE, her heirs and assigns, forever,

ALL my right, title and undivided interest in and to all that piece, parcel or lot of land together with buildings and improvements, situate, lying and being in the County of Greenville, City of Greenville, on the Eastern side of Ridgeland Avenue (Drive), being shown and designated as Lot No. 39 on a Plat of CLEVELAND TERRACE, property of W. C. Cleveland, made by Dalton & Neves, Engineers, dated February 1926, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book G, Page 210, and having according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Ridgeland Avenue (Drive) at the joint front corners of Lots Nos. 38 and 39 and running thence along the Eastern side of Ridgeland Avenue N.12-22 E., 100 feet to an iron pin; thence along the line of property designated on said Plat as Cleveland Park S.76-20 E., 142.8 feet to an iron pin; thence continuing along the line of said property S.11-32 E., 97.5 feet to an iron pin at the joint rear corners of Lots No. 38 and 39; thence along the common line of said lots N.81-03 W., 182.2 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the grantor by deed of Gladys Smith Rice recorded in Deed Book 762, page 595, and by deed of I. Rex Rice recorded in Deed Book 589, page 299, it being the intention of the grantor to vest in the grantee any right, title or interest he may have in and to the above described property.

The above described property is hereby conveyed subject to the lien of a mortgage given by the grantor and grantee to First Federal Savings and Loan Association of Greenville, S. C., dated June 9, 1971, in the original amount of \$50,000.00 recorded in Mortgage Book 1194, Page 232, which has a present balance due in the sum of \$50,000.00, plus accrued interest.

Grantee agrees to pay City of Greenville and Greenville County property taxes for the tax year 1971 and subsequent years.

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 or successors 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 June 19 71.
SIGNED, sealed and delivered in the presence of
Alice E. Ballenger (SEAL)
F. Towers Rice (SEAL)
John M. Dillard (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 30th day of June 19 71.
John M. Dillard (SEAL)
Notary Public for South Carolina John M. Dillard
Alice E. Ballenger
My commission expires 9/15/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GRANTEE WIFE OF GRANTOR
COUNTY OF GREENVILLE }
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
day of June 19 71.

(SEAL)
Notary Public for South Carolina

RECORDED this 26 day of July 19 71 at 10:16 A. M., No. 2522

500-673-1-5