

FILED
GREENVILLE CO. S.C.
Nov 3 5 50 PM '72
ELIZABETH RIDDLE
R.M.C.

TITLE TO REAL ESTATE - Prepared by **WILLIAM I. BOUTON**, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that **VIRGIL H. CLARK**

in consideration of Five and No/100ths ----- Dollars,
and love and affection for the grantee herein;
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain; sell and release
unto

VIRGIL L. CLARK, HIS HEIRS AND ASSIGNS:

ALL that piece, parcel or lot of land situate, lying and going 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 1, 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, 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, this being the same property conveyed to the grantor by a deed recorded in the RMC Office for Greenville County in Deed Book 701 at Page 171.

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 & Company, 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. The current balance on the mortgage is \$4,040.78.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

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 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 7th day of November 1972.

SIGNED, sealed and delivered in the presence of:

Signature of William I. Bouton
Signature of Elizabeth Riddle

Signature of Virgil H. Clark (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th day of November 1972.

Signature of William I. Bouton (SEAL)
Notary Public for South Carolina
Commission expires 12-11-79

Signature of Dora J. Baton

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) 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 7th day of November 1972.

Signature of William I. Bouton (SEAL)
Notary Public for South Carolina
Commission expires 12-11-79

Signature of Frances Clark

RECORDED this 9th day of November 1972 at 3:50 P. M., No. 11011

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