

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Known All Men by These Presents:

That WILLIAM O. LIPSCOMB, JR.

of the sum of TWENTY-ONE THOUSAND AND NO/100 (\$21,000.00)-----

to WADE H. RIDGEWAY

these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his Heirs and Assigns, forever:

ALL that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, on the North side of Pendleton Street, in what was formerly the Town of West Greenville, being all of Lot No. 19 and part of Lot No. 20 on a plat of Sub-division Perry Avenue Annex, made for W. H. Irvine, by W. D. Neves, Engineer, March, 1912, recorded in the R. M. C. Office for Greenville County in Plat Book A, at Page 878, and having the following notes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Pendleton Street, joint corner of Lots No. 18 and 19; thence with the joint line of said lots, N. 13-15 E. 160.4 feet to an iron pin on the South side of Branwood Street; thence with Branwood Street, S. 74-20 E. 79.3 feet, more or less, to an iron pin on a 22-foot street; thence with said 22-foot street, S. 11-53 W. 174.7 feet, more or less, to an iron pin on Pendleton Street; thence with said street, N. 64 W. 81 feet to the beginning corner. The lot herein conveyed includes all of Lot No. 19 as shown on the referred to plat and all of Lot 20 except a street 22 feet wide on the East side of said Lot No. 20.

The above described lots are the same conveyed to J. O. Raines by deed recorded in the said R. M. C. Office in Deed Book 56, at Page 122. The said J. O. Raines died intestate in Greenville County June 12, 1928 and by his Estate on file in Apt. 233, File 31, left the above described property to his widow, Mamie F. Raines, and his two (2) daughters, Frances Raines and Ruby Raines. Mamie F. Raines died testate, devising her interest in the above described property by her Will on file in Apt. 472, File 5, in equal shares to her two (2) daughters, Frances M. Raines and Mrs. W. O. (Ruby R.) Lipscombe. Frances M. Raines died testate and by her Will in Apt. 699, File 10, devised her interest in the above described property to her nephew, Billy Lipscombe, the Grantor herein. Ruby Raines Lipscombe (Mrs. W. O. Lipscombe) died testate in Darlington County and by a copy of her Last Will and Testament on file in the Probate Court for Greenville County in Apt. 1349, File 8, devised all of her property to her son, William O. Lipscombe, Jr., the Grantor herein.

Wherever the name Lipscombe appears herein, it is intended to be Lipscomb.

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 and Grantee's Heirs Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors, Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 13th day of December 1974.

William O. Lipscomb, Jr. (Seal)

Signed, Sealed and Delivered in the Presence of

X *Judge Hill Meadows*
Sarah H. Dotson



STATE OF ~~SOUTH CAROLINA~~ NORTH CAROLINA
COUNTY OF MECKLENBERG

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

13th day of December 1974

Sarah H. Dotson (Seal)

Notary Public for ~~SOUTH CAROLINA~~ North Carolina.

My Commission expires ~~XXXXXXXXXX~~ Feb 5, 1975

STATE OF ~~SOUTH CAROLINA~~ NORTH CAROLINA
COUNTY OF MECKLENBERG

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

into all which it may concern, that Mrs. Nancy Gear Lipscomb wife of the within named Grantor 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 whatsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs Successors and Assigns, all her right and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

13th day of December 1974

Sarah H. Dotson (Seal)

Notary Public for ~~SOUTH CAROLINA~~ North Carolina

My Commission expires ~~XXXXXXXXXX~~ Feb 5, 1975

Recorded this _____ day of _____ DEC 20 1974 _____ at _____ 12:01 P.M. No. _____

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