

GRANTEE'S ADDRESS: 212 Riverside Dr., Greenville, S. C.

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that I, Vardry D. Ramseur, Jr.

in consideration of One and no/100 (\$1.00)----- Dollars,  
and assumption of mortgages

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto Eleanor M. Ramseur, her heirs and assigns,

All that piece, parcel or lot of land situate, lying and being on the Southern side of Riverside Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 6 and a portion of Lot No. 7 as shown on plat of Marshall Forest, prepared by Dalton & Neves, dated October, 1928, recorded in the RMC Office for Greenville County, S. C. in Plat Book H at pages 133 and 134, and having according to a more recent plat prepared by R. E. Dalton, dated December 13, 1946 entitled "Property of Vardry D. Ramseur, Jr.", the following metes and bounds, to-wit:

Beginning at an iron pin on the Southern side of Riverside Drive, which iron pin is located 250 feet in a Northwesterly direction from the Southeastern corner of the intersection of Riverside Drive and Sylvan Way and also being 34 feet in a Northeasterly direction from the joint front corner of Lots Nos. 5 and 6 as shown on the first plat referred to hereinabove, and running thence with the Southern side of Riverside Drive N. 85-20 E. 120 feet to an iron pin in the front line of Lot No. 7; thence a new line through Lot No. 7 S. 4-40 E. 270 feet to an iron pin on the Northern side of a 30 foot street; thence with the Northern side of said street S. 85-20 W. 120 feet to an iron pin; thence a new line through Lot No. 6 N. 4-40 W. 270 feet to the point of beginning." -518-210-2-4.1

This is the same property conveyed to grantor by Gerda L. Prevost by deed dated March 23, 1946 and recorded March 29, 1946 in deed volume 289 at page 312 of the RMC Office for Greenville County, S. C. and is conveyed subject to any recorded restrictions, easements or rights-of-way or those shown on the plat or on the ground.

Grantee assumes mortgage given to Carolina Federal Savings & Loan Assoc. dated July 6, 1962, recorded in vol. 894 page 576 in the original amount of \$30,000 and mortgage given to Bankers Trust of South Carolina, NA dated December 18, 1973 and recorded in vol 1298 page 51 in original amount of \$47,710.25.

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 18th day of December, 1973.

SIGNED, sealed and delivered in the presence of:

*Wilkins & Wilkins, Jr.*  
*Abra A. Hill*

\_\_\_\_\_  
*Vardry D. Ramseur, Jr.*  
VARDRY D. RAMSEUR, JR. (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 18th day of December 1973

*Wilkins & Wilkins, Jr.* (SEAL)

*Abra A. Hill*

Notary Public for South Carolina  
My commission expires: 1-16-80

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER GRANTEE WIFE OF GRANTOR

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 \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
Notary Public for South Carolina.  
My commission expires \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of FEB 23 1978 at 2:50 P. M. No. 21596

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