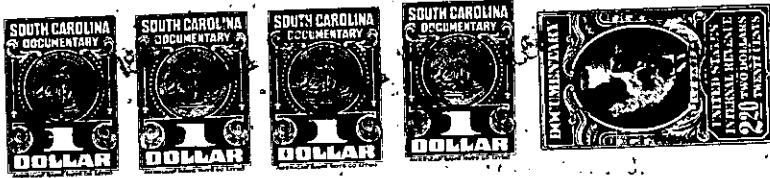


STATE OF SOUTH CAROLINA

GREENVILLE COUNTY



Know All Men by These Presents: That We, Arthur Leon Ritz and Shirley B. Ritz

in consideration of the sum of TWO THOUSAND & NO/100 (\$2000.00) and assumption of mortgage indebtedness in the amount of \$12,513.64 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 Ford L. Lynch and Carey L. Lynch, their heirs and assigns, forever

All that piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 57 on plat of property of Chestnut Hills, recorded in the Office of the Register of Mesen Conveyance for Greenville County in Plat Book GG, Page 35, and being more particularly shown on plat of property of Arthur Leon Ritz and Shirley B. Ritz, dated March 21, 1956, prepared by R. K. Campbell, Surveyor, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Farmington Road at the joint front corner of Lots 57 and 58, which iron pin is 354.5 feet North of Dequoia Drive, and running thence along the joint line of said lots, N. 74-01 W. 153.33 feet to an iron pin in the center of a ten-foot utility easement, at the joint rear corner of Lots 57, 58, 69 and 70; thence along the center of said easement, N. 14-52 E. 70.01 feet to an iron pin, joint rear corner of Lots 56, 57, 70 and 71; thence turning and running along the joint line of Lots 56 and 57, S. 74-01 E. 154.67 feet to an iron pin on the Western side of Farmington Road at joint front corner of Lots 56 and 57; thence along the Western side of Farmington Road, S. 16-56 W. 70 feet to the point of beginning.

This property is subject to restrictions and existing easements.

As a part of the consideration for this conveyance the grantees do hereby assume the payment of the balance of \$12,513.64, and interest thereon, on that mortgage given by the grantors to The Prudential Insurance Company of America in the original amount of \$13,450.00, Prudential Loan Account 5024805. The grantees do hereby covenant, agree and guarantee to pay the balance on said mortgage loan and agree to save and hold harmless the grantors from any and all claims thereon. The foregoing property is the same conveyed to the grantors by deed recorded in Deed Book 549, at Page 221.

Grantees to pay 1959 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 their 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 s and seal s this 23rd day of April in the year of our Lord One Thousand Nine Hundred and Fifty-nine

Signed, Sealed and Delivered in the Presence of

Mollie F. Wood
Margaret L. Gallman

Arthur Leon Ritz (Seal)
Shirley B. Ritz (Seal)
(Seal)
(Seal)

State of South Carolina
Greenville County

Personally appeared before me Mollie F. Wood

and made oath that s he saw the within named grantor(s) Arthur Leon Ritz and Shirley B. Ritz sign, seal and as their act and deed deliver the within written deed, and that s he, with Margaret L. Gallman witnessed the execution thereof.

Sworn to before me this 23rd day of April, A. D. 1959. Margaret L. Gallman (Seal) Notary Public for South Carolina

Mollie F. Wood

State of South Carolina
Greenville County

RENUNCIATION OF DOWER

I, Margaret L. Gallman

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Shirley B. Ritz wife of the within named Arthur Leon Ritz 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 Ford L. Lynch and Carey L. Lynch, their 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 23rd day of April, A. D. 1959. Margaret L. Gallman (Seal) Notary Public for South Carolina

Shirley B. Ritz

Cancelled documentary stamps attached: S. C. \$; U.S. \$ 11:02 A. M. Recorded this 24th day of April 19 59, at M. No. 27854

102-2-116