

STATE OF SOUTH CAROLINA

2 20 PM '60

For True Consideration See Affidavit

Book 22 Page 91

GREENVILLE COUNTY

OLLIE ...

Know All Men by These Presents:

That I, George L. Kitchings in the State aforesaid, in consideration of the sum of One and No/100\*\*\*\*\*(\$1.00)\*\*\*\*\*DOLLARS, and other valuable consideration. 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 James A. Ward, his heirs and assigns forever.

All that piece, parcel or lot of land situate, lying and being on the Northwestern side of Dixie Avenue in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 64 of a Subdivision known as Dixie Heights, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "H" at Page 46 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Dixie Avenue, which iron pin is 63.8 feet in a Southwesterly direction from Westview Road, said iron pin also being the joint front corner of Lots Nos. 64 and 65 and running thence along the joint line of said lots N 46-48 W 150 feet to an iron pin, running thence S 43-12 W 50 feet to an iron pin at the joint corner of Lots Nos. 63 and 64, running thence S 46-48 E 150 feet to an iron pin in the line of Dixie Avenue, running thence with the Northwestern side of the avenue N 43-12 E 50 feet to an iron pin, point of Beginning.

The Grantee herein accepts this property subject to the terms of two mortgages heretofore executed by the Grantor herein to C. Douglas Wilson and Co. which mortgages are recorded in Mortgage Book 405 at Page 155 and 405 at Page 166, the combined balance of the two mortgages is \$2,373.55.



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 his 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 and seal this 7th day of January in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of

Evelyn R. Pickett
William B. James

George L. Kitchings (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,

Personally appeared before me Evelyn R. Pickett

Greenville County

and made oath that s he saw the within named grantor(s) George L. Kitchings sign, seal and as his act and deed deliver the within written deed, and that s he, with William B. James witnessed the execution thereof.

Sworn to before me this 7th day of January, A. D. 19 60

William B. James (Seal) Notary Public for South Carolina

Evelyn R. Pickett

State of South Carolina,

RENUNCIATION OF DOWER

Greenville County

I, William B. James

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sibyl C. Kitchings wife of the within named George L. Kitchings 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 James A. Ward, his 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 7th day of January, A. D. 19 60

William B. James (Seal) Notary Public for South Carolina

Sibyl C. Kitchings

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 8th day of January 19 60, at 2:20 P.M. No. #19477

192-8-3