

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JUL 23 12 43 PM '61

Know All Men by These Presents:

That I, Patrick T. Leeking, in the State aforesaid, in consideration of the sum of Five Hundred Twenty Nine and 69/100 (\$529.69) DOLLARS, exchange of property valued at \$2100.00 and assumption of mortgage hereinbelow referred to 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

John Fridal and Leona J. Fridal, their heirs and assigns forever,

All that piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 5 of Terrace Gardens as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Farrar Lane at the joint front corner of Lots Nos. 5 and 6 and running thence along the line of Lot No. 6, N. 52-23 W. 200 feet to an iron pin in the line of Lot No. 4; thence along the line of Lot No. 4, N. 37-37 E. 110 feet to an iron pin on the southwestern side of Rockcrest Drive; thence along Rockcrest Drive, S. 52-23 E. 175 feet to an iron pin at the intersection of Rockcrest Drive and Farrar Lane; thence around the corner of said intersection and following the curvature thereof, the chord of which is S. 7-23 E. 35.4 feet, to an iron pin on the northwestern side of Farrar Lane; thence along Farrar Lane, S. 37-37 W. 85 feet to the beginning corner.

The above described property is the same conveyed to me by W. Hubert Alford by deed dated July 7, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 654, Page 189.

As a part of the consideration for the within conveyance the grantees assume and agree to pay the balance due on that certain note and mortgage by the grantor herein to Shenandoah Life Insurance Company dated July 7, 1960 in the original amount of \$8600.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 829, Page 520, balance now due thereon TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises being \$8370.31. longing, 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 and seal this 15th day of March in the year of our Lord One Thousand Nine Hundred and Sixty One.

Signed, Sealed and Delivered in the Presence of

Rebecca A. Daniel



State of South Carolina, Greenville County

Personally appeared before me Rebecca A. Daniel

and made oath that she saw the within named grantor(s) Patrick T. Leeking sign, seal and as his act and deed deliver the within written deed, and that she, with J. R. Mann witnessed the execution thereof.

Sworn to before me this 15th day of March, A. D. 19 61 Notary Public for South Carolina

Rebecca A. Daniel

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. R. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Betty Jo J. Leeking wife of the within named Patrick T. Leeking 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 John Fridal and Leona J. Fridal, 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 15th day of March, A. D. 19 61 Notary Public for South Carolina

Betty Jo J. Leeking

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 26th day of July 19 61, at 12:40 P.M., No. #2709

5386-1-12