

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That we, John C. Deane, Jr. and Peggy G. Deane, in the State aforesaid, in consideration of the sum of Six Hundred Fifty Two and No/100 (\$652.00)----- DOLLARS, and assumption of mortgage 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 Winifred S. Kilpatrick, her Heirs and Assigns forever:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina and being known and designated as Lot No. 12 and a portion of Lot No. 11 of "Property of Analane C. Gibson" as shown on plat recorded in Plat Book "AA", at Page 110 and having according to a more recent survey of the property of the grantors, plat of which is recorded in Plat Book "TT", Page 165 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Carmel Street, 184.1 feet northeast from Twinbrook Drive and running thence along the southeastern edge of Carmel Street, N. 55-51 E. 83.5 feet to an iron pin; thence S. 34-34 E. 188 feet to an iron pin; thence S. 56-19 W. 90.5 feet to an iron pin; thence along the line of Lot No. 68, N. 32-26 W. 187.5 feet to the point of beginning.

The above is the same property conveyed to the grantors by deed recorded in Deed Book 647, at Page 42.

As part of the consideration of this conveyance the grantee assumes the balance due on the mortgage given by the grantors to General Mortgage Co. and recorded in Mortgage Book 819, at Page 327, the balance now due and owing being \$11,791.32.

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 her 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 25th day of August in the year of our Lord One Thousand Nine Hundred and Sixty One

Signed, Sealed and Delivered in the Presence of

C. Otto White, Jr. (Signature)



John C. Deane, Jr. (Signature) (Seal)
Peggy G. Deane (Signature) (Seal)



State of South Carolina, Greenville County

Personally appeared before me C. Otto White, Jr.

and made oath that he saw the within named grantor(s) John C. Deane, Jr. and Peggy G. Deane sign, seal and as their act and deed deliver the within written deed, and that he, with J. C. Davis witnessed the execution thereof.

Sworn to before me this 25th day of August, A. D. 1961. Notary Public for South Carolina

C. Otto White, Jr. (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. C. Davis, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Peggy G. Deane wife of the within named John C. Deane, Jr. 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 Winifred S. Kilpatrick, her 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 25th day of August, A. D. 1961. Notary Public for South Carolina

Peggy G. Deane (Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 25th day of August 1961, at 4:46 P.M., M., No. #5384

281-2-15.14