

JAN 25 10 19 AM 1963



BOOK 715 PAGE 213

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, that I, Fred Jack Ridgeway

in consideration of \$200.00 (Two Hundred Dollars and 00/100) and Assumption of Mortgage Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Juanita W. Baker, her heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, on the Southwestern Corner of the intersection of West View Avenue and Sunset Drive and being known and designated as Lot No. 10, Block H, Section 4 of East Highland Estates as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "K" at page 78 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of West View Avenue at the joint front corner of Lots Nos. 10 and 11 and running thence along the joint line of said lots N. 53-0 W. 211.7 feet to an iron pin; thence N. 34-13 E. 50 feet to an iron pin; thence along the southern side of Sunset Drive, S. 55-25 E. 180.9 feet to an iron pin; thence along the curve of the intersection of said Drive and West View Avenue, the chord of which is S. 9-12 E., 34.5 feet to an iron pin; thence along said Avenue, S. 37-0 W. 43 feet to the point of beginning.

The above is the same property conveyed to the grantor by deed recorded in Deed Book 680, page 78.

The grantee assumes and agrees to pay the balance due on the mortgage by the grantor to General Mortgage Company recorded in Mortgage Book 860, page 305, the balance now due and owing being \$10,676.28.

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 24 day of January 19 63.

SIGNED, sealed and delivered in the presence of:

Fred Jack Ridgeway Jr. (SEAL)

Mary J. Cromer

_____ (SEAL)

Parvakee C. Shackster

_____ (SEAL)

_____ (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 24 day of January 19 63.

Parvakee C. Shackster (SEAL)
Notary Public for South Carolina.

Mary J. Cromer

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 24 day of January 19 63

Parvakee C. Shackster (SEAL)
Notary Public for South Carolina.

William R. Ridgeway

RECORDED this 25th day of January 19 63 at 10:18 A.M. M., No. #18896

515-264-2-1