

APR 30 11 51 AM 1963

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE FARNSWORTH

Know All Men by These Presents:

That I, ROY MARTIN PITTS, in the State aforesaid, in consideration of the sum of ELEVEN THOUSAND, TWO HUNDRED FIFTY AND NO/100----- DOLLARS,

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 EWELL A. FERGUSON, his heirs and assigns forever:

ALL that lot of land with the buildings and improvements thereon situate on the Southwest side of Blythwood Drive in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 19 on plat of Property of J. Louis Coward, made by E. C. Cahaly; on August 8, 1952, being a resubdivision of Lots 16 - 20, inclusive, of University Circle Subdivision, recorded in the R.M.C. Office for Greenville County, S. C. in plat Book NN, Page 133; and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southwest side of Blythwood Drive at joint front corner of Lots No. 18 and No. 19 and runs thence with the line of Lot No. 18, S. 56-45 W., 137.74 feet to an iron pin; thence S. 29-21 E., 80.26 feet to an iron pin; thence with the line of Lot No. 20, N. 56-45 E., 144 feet to an iron pin on the Southwest side of Blythwood Drive; thence along Blythwood Drive, N. 34-0 W., 80 feet to the beginning corner.

THIS is the same property conveyed to the Grantor herein by deed of J. Louis Coward Construction Company, Inc., dated February 10, 1953, recorded in the R.M.C. Office for Greenville County, S. C. in deed book 472, at page 183.

GRANTEE to pay 1963 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 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 29th day of April in the year of our Lord One Thousand Nine Hundred and sixty-three.

Signed, Sealed and Delivered in the Presence of

Marguerite B. Bagwell (Seal)
Patrick C. Fant (Seal)
Roy Martin Pitts (Seal)
(Seal)
(Seal)
(Seal)



State of South Carolina, } Greenville County

Personally appeared before me Marguerite B. Bagwell

and made oath that she saw the within named grantor(s) Roy Martin Pitts sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 29th day of April, A. D. 19 63. Marguerite B. Bagwell (Seal)
Patrick C. Fant (Seal)
Notary Public for South Carolina

State of South Carolina, } Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jean S. Pitts wife of the within named Roy Martin Pitts 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 Ewell A. Ferguson, 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 29th day of April, A. D. 19 63. Jean S. Pitts (Seal)
Patrick C. Fant (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$
Recorded this 30th day of April 19 63, at 11:51 A.M., No. 27759

519-281-2-213