

BOOK 725 PAGE 374

STATE OF SOUTH CAROLINA,

JUN 20 10 51 AM 1963

GREENVILLE COUNTY

OLLIE FARNSWORTH

Known to All Men by These Presents:

That we, H. J. Martin and Joe O. Charping

in the State aforesaid, in consideration of the sum of

One and No/100 (\$1.00) ----- 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

John S. Rutkowski and Jeanne R. Rutkowski

ALL that certain piece, parcel or lot of land situate, lying and being in the city of Greenville, county of Greenville, state of South Carolina, on the west side of Penn Street (formerly Smith Street) being parts of Lots Nos. 110 and 111 of the D. T. Smith Subdivision, shown on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H, page 279, and having according to a survey entitled "Property of Haskell H. Martin", prepared by L. P. Slattery, Reg. Sur. January 18, 1952, recorded in plat book AA page 198 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Penn Street (formerly Smith) which is N. 25-20 E. 328.6 feet from the intersection of Penn Street with Tallulah Avenue (Drive) at corner of other property formerly of H. H. and C. C. Martin; thence S. 63-17 W. 195.9 feet to an iron pin; thence N. 31-18 W. 60 feet to an iron pin; thence N. 63-12 E. 202.0 feet to an iron pin on the west side of Penn Street; thence with the line of said street S. 25-20 E. 60 feet to the point of beginning.

This is the same lot of land conveyed to the grantor by Marion E. Wright by deed dated May 10, 1962, recorded in Deed Volume 698 at page 60, in the RMC Office for Greenville County, S. C.

As a part of the consideration for this conveyance grantees herein assume and agree to pay that certain mortgage held by Fidelity Federal Savings & Loan Association in the original amount of \$12,400.00 recorded Dec. 12, 1957 in Volume 112, page 370 of the RMC Office for Greenville County, S. C. 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 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 19th day of June in the year of our Lord One Thousand Nine Hundred and Sixty-three

Signed, Sealed and Delivered in the Presence of

Signatures of Sarah C. Brandt, W.W. Wilkins, Joe O. Charping, and H.J. Martin with seals.

State of South Carolina, } Greenville County

Personally appeared before me Sarah C. Brandt

and made oath that she saw the within named grantor(s) H. J. Martin and Joe O. Charping sign, seal and as their act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 19th day of June, A. D. 1963. Notary Public for South Carolina. Signature of Sarah C. Brandt.

State of South Carolina, } Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Dorothy J. Martin and Elsie Mae B. Charping, wives of the within named H. J. Martin and Joe O. Charping 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 S. Rutkowski, and Jeanne R. Rutkowski, 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 19th day of June, A. D. 1963. Notary Public for South Carolina. Signatures of Dorothy J. Martin and Elsie Mae B. Charping.

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 20th day of June 1963, at 10:51 A.M., No. # 32843

Original deed, this July 11th, 1963. Ollie Farnsworth, approval: EP R... R.M.C.

131-1-307