

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE F. HORTON

Know All Men by These Presents:

That we, FRED S. MERRITT and HAZEL P. MERRITT

in the State aforesaid,

in consideration of the sum of Eight Hundred Ten and No/100-----(\$810.00)-----DOLLARS, and assumption of the mortgage referred to below 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 CHARLES R. TIPTON and IRENE L. TIPTON, THEIR 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, Gantt Township, on the East side of Mayflower Avenue, being Lot No. 12 in a subdivision known as Pecan Terrace, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book "GG", Page 9 and being more particularly described as follows, to wit:

BEGINNING at an iron pin on the East side of Mayflower Avenue at the joint front corner of Lots Nos. 11 and 12, and running thence with the joint line of said lots, S. 72-27 E., 150 feet to an iron pin; thence S. 17-33 W., 70 feet to an iron pin, rear corner of Lot No 13; thence with the line of that lot, N. 72-27 W., 150 feet to an iron pin on Mayflower Avenue; thence with said Avenue, N. 17-33 E., 70 feet to the beginning corner.

This is the same property conveyed to us by deed of Charlie M. Wright, dated May 28, 1957, recorded in the RMC Office for Greenville County, S. C. in Deed Book 577, Page 378.

As a part of the consideration for this conveyance, the grantees assume and agree to pay the balance due on the note and mortgage given by Charlie M. Wright to Canal Insurance Company, dated August 10, 1954, in the principal amount of \$9950.00 and recorded in the RMC Office for Greenville County in Mortgage Book 605, Page 289, and having been assigned to New York Life Insurance Company, the balance now due and owing being \$ 8,200.00.

Grantees 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 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 4th day of December in the year of our Lord One Thousand Nine Hundred and sixty-three.

Signed, Sealed and Delivered in the Presence of

Fred S. Merritt (Seal)
Hazel P. Merritt (Seal)

Carolyn Burgess (Seal)
Patrick C. Fant (Seal)



State of South Carolina,
Greenville County

Personally appeared before me Carolyn Burgess

and made oath that she saw the within named grantor(s) Fred S. Merritt and Hazel P. Merritt deliver the within written deed, and that she, with Patrick C. Fant sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 4th day of December, A. D. 1963

Patrick C. Fant (Seal)
Notary Public for South Carolina

Carolyn Burgess (Seal)

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. Hazel P. Merritt wife of the within named Fred S. Merritt 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 Charles R. Tipton and Irene L. Tipton, 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.

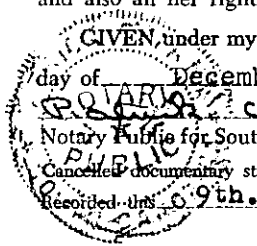
GIVEN under my hand and seal this 4th day of December, A. D. 1963

Patrick C. Fant (Seal)
Notary Public for South Carolina

Hazel P. Merritt (Seal)

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

Recorded on 9th day of December 1963, at 9:32 A.M., No. 16603



145-381-3-7