

TITLE TO REAL ESTATE—Prepared by W. W. WILKINS, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

JAN 16 11 18 AM 1967
OLLIE FAIRBANKS WORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Calloway R. Richard & Helena M. Richard

in consideration of Ten (\$10.00) Dollars,
and assumption of mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Quality Homes, Inc.

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the city of Greenville, and being known and designated as Lot Number 4 of the property of Central Realty Corporation according to a plat of record in the RMC Office for Greenville County in Plat Book EEE at page 108, and having the following metes and bounds, to-wit:

Beginning at a point on the southwestern side of Fairfax Drive at the joint front corner of Lots 3 and 4 and running thence with the southwestern side of Fairfax Drive S. 43-50 E. 100.3 feet to a point; thence following the curvature of the southwestern intersection of Penarth Drive with Fairfax Drive (the chord of which is S. 06-05 W. 25.3 feet) to a point; thence with the northwestern side of Penarth Drive S. 54-10 W. 75 feet to a point; thence continuing with the northwestern side of Penarth Drive S. 50-20 W. 81.7 feet to a point at the joint rear corner of Lots 4 and 5; thence N. 43-50 W. 100.35 feet to a point at the joint rear corner of Lots 3 and 4; thence N. 46-10 E. 175 feet to a point on the southwestern side of Fairfax Drive at the point of beginning.

This is the same lot conveyed to grantors by grantee by deed recorded August 29, 1966 in vol. 805 page 105 of the RMC Office for Greenville County, S. C., and is conveyed subject to restrictions applicable to said subdivision recorded in deed book 736 page 429, and to any recorded easements or rights of way.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given by grantors to Aiken Loan & Security Company in the original amount of \$16,800 recorded in mortgage book 1039 page 274 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$17,122.00.

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)' hand(s) and seal(s) this 31 day of December 19 66

SIGNED, sealed and delivered in the presence of:

Calloway R. Richard (SEAL)
Helena M. Richard (SEAL)

(SEAL)

W. W. Wilkins
Clarence M. Eakin

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)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31 day of December 19 66

W. W. Wilkins (SEAL)
Notary Public for South Carolina.

Clarence M. Eakin

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 31 day of December 19 66

W. W. Wilkins (SEAL)
Notary Public for South Carolina.

Helena M. Richard

RECORDED this 16th, day of January 19 67 at 11:18 A. M., No. 17190

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