

TITLE TO REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justices
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE

FILED
 GREENVILLE CO. S. C.

AUG 24 3 39 PM 1967

CLLH. F. LAUNUS
 R. M. S.



BOOK 826 PAGE 641



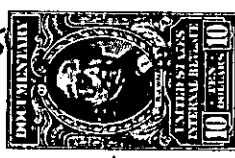
KNOW ALL MEN BY THESE PRESENTS, that I, FRANK OLIVER FERGUSON,

in consideration of Twelve Thousand Six Hundred Fifty-three & 10/100 (\$12,653.¹⁰/₁₀₀) Dollars, and assumption of mortgage set out below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MELVIN R. LAUNIUS, His Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land situate, lying and being in Chick Springs Township, about two (2) miles South from Taylors, lying East from the Taylors-Brushy Creek Road, containing 5.75 acres, more or less, and having according to a plat of the property prepared by J. Mac Richardson, R.L.S., February, 1960, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Stephenson Road, 200 feet more or less West of Berry Road, the joint corner of Tract No. 2 and property owned by Ayers; thence running along the line of these tracts, S. 20-57 E. 734.8 feet to an iron pin; thence running S. 51-40 W. 340.1 feet to an iron pin at the joint rear corner of Tract No. 2 and Tract No. 1; thence running along the line of these tracts, N. 20-51 W. 842.8 feet to an iron pin on the southern side of Stephenson Road; thence running along the southern side of Stephenson Road, N. 69-55 E. 321 feet to an iron pin, the point of beginning.

The Grantee herein agrees to assume and pay the balance due on that certain mortgage in favor of Fidelity Federal Savings & Loan Association in the original amount of \$18,000.00 as recorded July 27, 1965, in the RMC Office for Greenville County in Mortgage Book 1002, at page 251, and having a present balance of \$16,846.90.



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 22nd day of August 1967.

SIGNED, sealed and delivered in the presence of:

Paul J. Foster
Jane H. Richardson

Frank Oliver Ferguson (SEAL)
 _____ (SEAL)
 _____ (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of August 1967.

Paul J. Foster (SEAL)
 Notary Public for South Carolina.

Jane H. Richardson

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 22nd day of August 1967.

Paul J. Foster (SEAL)
 Notary Public for South Carolina.

Frank Oliver Ferguson

RECORDED this 24th day of August 1967 at 3:30 P. M., No. 5970

-265-734-1-25