

TITLE TO REAL ESTATE--Prepared by RAINY FANT & HOBSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That We, Harvey F. James and Ellen N. James

in the State aforesaid,

in consideration of the sum of Ten and No/100 (\$10.00)-----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 Clinton D. Gates and Beth C. Gates, their Heirs and Assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, and being known and designated as Lot No. 23, E. Pinehurst Drive (now Idlewood Drive), Helen M. Poe Property, as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, Page 65.

This being the same property conveyed to the grantors by deed dated September 6, 1966, recorded in the RMC Office for Greenville County in Deed Book 805, Page 552.

The grantees herein assume and agree to pay that mortgage given by Harvey F. James and Ellen N. James to Cameron-Brown Company in the original amount of \$13,550.00, which mortgage is of record in the RMC Office for Greenville County in Mortgage Book 1040, Page 195, covering the above described property, on which there remains unpaid a principal balance of \$ 13,374.98 .

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, and rights-of-way, if any, affecting the above described property.

Grantees to pay 1968 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 12th day of April in the year of our Lord One Thousand Nine Hundred and Sixty-Eight

Signed, Sealed and Delivered in the Presence of

Donald R. Higgins, William B. Davis, Ann R. Reid, Patrick Fant Jr.

Harvey F. James (Seal), Ellen N. James (Seal)

State of ~~South Carolina~~ Virginia, Greenville County of Chesterfield

Personally appeared before me DONALD R. HIGGINS

and made oath that he saw the within named grantor(s) Harvey F. James deliver the within written deed, and that he, with William B. Davis, his act and deed witnessed the execution thereof.

Sworn to before me this 12th day of April, A. D. 1968

Christine M. Duck (Seal) Notary Public for South Carolina Virginia My commission expires: 11-27-71

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

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

unto all whom it may concern, that Mrs. Ellen N. James wife of the within named Harvey F. James 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 Clinton D. Gates and Beth C. Gates, 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 12th day of April, A. D. 1968

Patrick Fant Jr. (Seal) Notary Public for South Carolina My commission expires: 1/1/70 Canceled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 17th day of April 1968

Ellen N. James

at 11:13 A. M., No. 27006

519-195-2-42