

TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 2 9 47 AM 1968

County Stamps Paid 22.20
See Act No.380 Section 1

CLERK OF COURTH

KNOW ALL MEN BY THESE PRESENTS, that I, Richard F. Emmons, of the County and State aforesaid,

in consideration of Two Thousand (\$2,000.00) Dollars and assumption of ~~xxxx~~ mortgage (See 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 James Gary Caldwell, his heirs and assigns forever, the following described property, to-wit:

All that piece, parcel or lot of land situate, lying and being on the Northern side of Patti Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 20 as shown on a plat of Staunton Heights, prepared by Dalton & Neves, Engineers, dated February, 1964, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR at page 167, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Patti Drive at the joint front corner of Lots Nos. 19 and 20, and running thence with the line of Lot No. 19 N. 13-0 E. 240.4 feet to an iron pin in the subdivision property line; thence with the said subdivision property line S. 72-30 E. 80.24 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence with the line of Lot No. 21 S. 13-0 W. 234.1 feet to an iron pin on the Northern side of Patti Drive; thence with the Northern side of Patti Drive N. 77-0 W. 80 feet to the point of beginning.

This is the same property conveyed to the grantor by deed from Dempsey Construction Company, Inc., dated December 17th, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 763, at page 476.

As a part of the consideration the grantee assumes and agrees to pay a certain mortgage covering the within described property, executed by Richard F. Emmons to Carolina Federal Savings and Loan Association, dated December 17th, 1964, in the original amount of \$10,000.00, which mortgage is recorded in Mortgage Book 981, at page 327, of the records of the R.M.C. Office for Greenville County, South Carolina. Taxes have been pro-rated for the year 1968, and the 1968 taxes are to be paid by the grantee. 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 1st day of October, 19 68.

SIGNED, sealed and delivered in the presence of:

Julius B. Aiken
Alice Lamm

Richard F. Emmons (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 1st day of October, 19 68.

Julius B. Aiken (SEAL)
Notary Public for South Carolina.

Alice Lamm

My commission expires: 1-1-70

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 1st day of October, 19 68 -

Alice Lamm (SEAL)
Notary Public for South Carolina.

Laraine B. Emmons

My commission expires: 1-1-71.

RECORDED this 2 day of October 19 68 at 9:47 A.M., No 8160

160-248-2-47