

TITLE TO REAL ESTATE—Offices of WILLIAM B. JAMES, Attorney at Law, Suite GG, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 15 3 21 PM '69
OLLIE FARNSWORTH
R. M. C.

County Stamps Paid \$6.05
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that Gerald S. Tripp -----

in consideration of Five Thousand Four Hundred Fifty and No/100 (\$5,450.00) ----- Dollars,
----- and assumption of the mortgaged indebtedness hereinbelow setforth -----
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 W. Sanford and Mirtice C. Sanford, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the western side of Mark Drive near the
City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a
portion of Lot No. 34, Section C of a subdivision known as Riley Estates, plat of which is recorded in the
R.M.C. Office for Greenville County in Plat Book BBB at Page 13; also shown as the property of Gerald
S. Tripp by plat prepared by Carolina Engineering & Surveying Co. recorded in the R.M.C. Office for
Greenville County in Plat Book 4A at Page 179 and according to said latter plat has the following
metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 29 and 34 and running thence with the
western side of Mark Drive S. 11-0 W., 100 feet to an iron pin; running thence along a new line through
Lot No. 34, N. 79-05 W., 152.7 feet to an iron pin at a stream which stream is the line and running thence
with said stream N. 17-0 E., 35.3 feet; thence continuing N. 6-47 E., 111.6 feet to an iron pin at the joint
rear corner of Lots Nos. 34 and 29; running thence S. 64-0 E., 174.7 feet to an iron pin on the western side
of Mark Drive, point of beginning.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

The Grantees herein assume and agree to pay the terms of that certain note and mortgage heretofore executed
unto First Federal Savings & Loan Association recorded in Mortgage Book 1111 at Page 399 and having a pre-
sent balance of \$16,000.00.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; 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 law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 14th day of April 19 69.

SIGNED, sealed and delivered in the presence of:

Frances K. Bagwell
William B. James



Gerald S. Tripp (SEAL)
Patricia B. Tripp (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 14th day of April 19 69

William B. James (SEAL)
Notary Public for South Carolina.

Frances K. Bagwell

My commission expires January 1, 1970.

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 re-
linquish 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
14th day of April 19 69

William B. James (SEAL)
Notary Public for South Carolina.

Patricia B. Tripp

My commission expires January 1, 1970.

RECORDED this 15 day of April 19 69 at 3:21 P. M. No. 24603

-164-243-3-80