

FILED
TITLE TO REAL ESTATE—Prepared by SIDNEY L. GREENWALD, 1111 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina
COUNTY OF GREENVILLE
That Artistic Builders, Inc.

JUL 11 12 36 PM '69
Know All Men by These Presents:
OLLIE FARNSWORTH
R.M.C.

in the State aforesaid,
in consideration of the sum of Nine Thousand Five Hundred and No/100 (\$9,500.00)----- DOLLARS,
and assumption of mortgage,

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 grantee(s)

RICHARD A. GUSSEN AND ELEANOR H. GUSSEN, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northerly side of Wimborne Drive, being shown and designated as Lot No. 99, on plat of Kingsgate, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Page 45, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Wimborne Drive, joint front corner of Lots Nos. 99 and 100, and running thence with said Drive S. 65-57 W. 132.5 feet to a point; running thence with the intersection of said Drive and Aberdare Lane N. 76-09 W. 39.4 feet to a point on the easterly side of Aberdare Lane; running thence with said Lane N. 38-16 W. 131.75 feet to an iron pin, joint corner of Lots Nos. 98 and 99; running thence with said lots N. 66-25 E. 195.6 feet to the joint rear corner of Lots Nos. 99 and 100; running thence with the joint line of said lots S. 24-14 E. 150.5 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from the grantor to Fidelity Federal Savings and Loan Association, Greenville, S. C., said mortgage being in the original amount of \$31,200.00, dated 16 April 1969, recorded 16 April 1969, RMC Office for Greenville County, S. C., in Mortgage Book 1123, at Page 29, upon which there is a present balance due of \$31,200.00.

DERIVATION: Deed Book 866, at Page 144. Grantees are to pay 1969 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 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, Successors and Assigns to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors 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(s) and seal(s) this 9th day of July, 1969

Signed, Sealed and Delivered in the Presence of

Barbara B. Payne
Barbara B. Payne

ARTISTIC BUILDERS, INC. (Seal)
BY: *Harry R. Gibson* (Seal)
President (Seal)

County Stamps Paid \$10.45
See Act No.380 Section 1

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me 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 written deed, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 9th day of July, A. D., 1969

William W. [Signature] (Seal)
Notary Public for South Carolina Commission Expires January 1, 1970

Barbara B. Payne

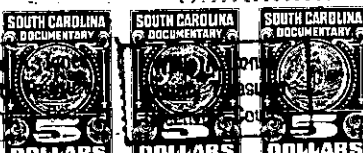
State of South Carolina
COUNTY OF GREENVILLE

"GRANTOR-CORPORATION"
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower in and unto all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____, A. D., 19____ (Seal)

Notary Public for South Carolina
Cancelled documentary stamps attached: S. C. \$ _____
Recorded this _____ day of _____



Recorded July 11, 1969 At 12:36 P.M.

271-541.5-1-75