

OLLIE FARNSWORTH

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That I, Arthur L. Scifres,

in the State aforesaid, in consideration of the sum of Five Thousand Five Hundred and No/100 (\$5,500.00)----- 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)

THOMAS F. BRIDGES AND MARY ANN Mc. BRIDGES, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the City of Greenville, County of Greenville, State of South Carolina, being shown as the eastern one-half (1/2) of Lot No. 3 and the western one-half (1/2) of Lot No. 2, on a plat of Pleasant Valley, recorded in the RMC Office for Greenville County, S. C., in Plat Book "P", at Page 93, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of Pleasant Ridge Avenue and on the front line of Lot No. 2, said pin being 256.7 feet west of the intersection of Pleasant Ridge Avenue and Old Augusta Road, and running thence through Lot No. 2, N. 0-08 W. 160 feet; thence S. 89-52 W. 60 feet to an iron pin on the rear line of Lot No. 3; thence through Lot No. 3, S. 0-08 E. 160 feet to the north side of Pleasant Ridge Avenue; thence along said Avenue, N. 89-52 E. 60 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. DERIVATION: Deed Book 863, at Page 455.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage to Central Realty Corporation, said mortgage being recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 945, at Page 383, and having a present balance due of \$7,722.31.

The grantor hereby transfers and assigns to grantees, the escrow account and insurance policy in connection with the above loan.

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, 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, 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 27th day of January, 1970

Arthur L. Scifres (Seal)

Signed, Sealed and Delivered in the Presence of

Barbara B. Payne (Seal)



Greenville County (Seal)

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 27th day of January, A. D., 1970

Notary Public for South Carolina, Commission Expires October 20, 1979

Barbara B. Payne

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, 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 of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of January, A. D., 1970

Notary Public for South Carolina, Commission Expires October 20, 1979

Edna G. Deifus

12:39 P. M.

Cancelled documentary stamps attached: S. C. \$ _____, U. S. \$ _____, at _____ M., No. #16766

Recorded this 28th day of January 1970

100-20000-100