

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Nov 4 3 20 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that DONALD L. BALLARD

1.65

in consideration of One thousand five hundred and no/100 (\$1,500.00) ----- Dollars and assumption of mortgage indebtedness set forth 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 H. RIGDON, JR. and VIVIAN C. RIGDON, their heirs and assigns forever:

ALL that piece, parcel or lot of land together with buildings and improvements, situate, lying and being at the Northwestern corner of the intersection of Farley Avenue with Elgin Court, in Greenville County, South Carolina, being shown and designated as Lot No. 4 on Plat of SPRINGVIEW, Property of Effie C. Berry, made by Dalton & Neves, Engineers, dated June 1954 and recorded in the RMC Office for said County and State in Plat Book BB, page 161, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the Grantor by deed of J. A. Jones, Jr., et al, recorded in the said RMC Office in Deed Book 856, page 276 and is hereby conveyed subject to rights of way, easements, restrictions and roadways of public record.

As part of the consideration for this deed the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage covering the above described property given by Grantor to United Mortgagee Servicing Corporation recorded in the RMC Office for said County and State in Mortgage Book 1109, page 599, in the original sum of \$11,500.00, which has a balance due in the sum of \$11,316.70. The Grantee hereby assigns and transfers to the Grantees all his right, title and interest in and to any escrow deposits maintained by said mortgagee for payment of taxes, insurance and F.H.A. insurance premiums.

The Grantees agree to pay Greenville County property taxes for the tax year 1970 and subsequent years.

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 assigns against the grantor(s) and the grantor'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 3rd day of November 1970.

SIGNED, sealed and delivered in the presence of

Donald L. Ballard (SEAL)
Donald L. Ballard

Ronald T. Gibson
Robert L. Ballard



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) 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 3rd day of November 1970.

Robert L. Young (SEAL)
Notary Public for ~~SOUTH CAROLINA~~ North Carolina
My commission expires: Dec 30, 1970.
Ronald T. Gibson witness #1

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 3rd day of November 1970.
Robert L. Young (SEAL)
Notary Public for ~~SOUTH CAROLINA~~ North Carolina
My commission expires: Dec 30, 1970.
Peggy M. Ballard wife of Robert L. Young

RECORDED this 4th day of November 1970 at 3:20 P. M., No. #10820

5-1-66-551