

FILED
GREENVILLE COUNTY
MAR 29 1 42 PM '73

TITLE TO REAL ESTATE

Know All Men by These Presents:

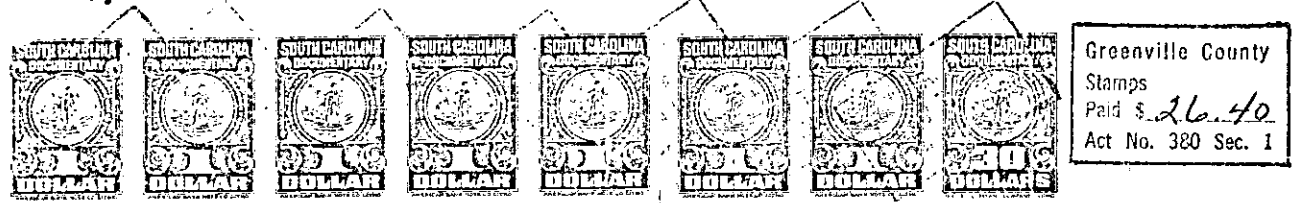
That Clarence A. Krapf and Margaret Krapf, hereafter referred to as Grantor, in consideration of the sum of Twenty-Four Thousand and No/100 (\$24,000.00) DOLLARS, paid to Grantor by James A. Ellis and Betty M. Ellis, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee their heirs and assigns forever;

All that tract, parcel or lot of land located in Greenville County, South Carolina, near the City of Greenville, on the S. side of Hartsville Street, shown and designated as Lot #219 on a plat by J. Mac Richardson, R.L.S., dated February, 1961, entitled "Final Plat - Section Three-Orchard Acres", recorded in the R.M.C. Office of Greenville County in Plat Book QQ at Page 143, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the S. side of Hartsville Street, the joint front corner of Lots #219 and 220, and running thence along the line of said lots S. 3-21 E. 160.0 feet to an iron pin in the line of Lot #145; thence S. 86-39 W. 97.1 feet to an iron pin at the joint corner of Lots #219, 144, and 60; thence N. 1-13 W. 23.8 feet to an iron pin; thence continuing N. 0-38 W. 136.8 feet to an iron pin on the S. side of Hartsville Street; thence along the S. side of Hartsville Street N. 86-39 E. 90.0 feet to an iron pin, the point of beginning.

The above property is subject to a 35 foot building set-back line, and is conveyed subject to the Restrictive Covenants recorded in Deed Book 660 at Page 3, and to any other restrictions and encumbrances of record.

This property was conveyed to Grantors by deed of Leslie & Shaw, Inc., recorded in Deed Book 693 at Page 398.



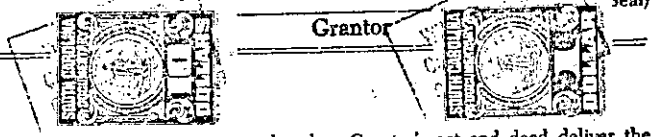
TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 28th day of March, 1973.

Signed, Sealed and Delivered in the Presence of

Sara A. Barfield
Sara A. Barfield

Clarence A. Krapf (Seal)
Margaret Krapf (Seal)
Margaret Krapf (Seal)



STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 28th day of March, 1973
Sara A. Barfield (Seal)
Notary Public for South Carolina

My Commission expires ~~January 1, 1974~~ 10-19-80

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Margaret Krapf, wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 28th day of March, 1973
Sara A. Barfield (Seal)
Notary Public for South Carolina

My Commission expires ~~January 1, 1974~~ 10-19-80

Recorded this 29th day of March, 1973, at 1:41 P. M., No. 27354

73-3-153
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