

TITLE TO REAL ESTATE-Prepared by Kendrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VOL 936 PAGE 218

KNOW ALL MEN BY THESE PRESENTS, that GEORGE ALF RUFF, JR.

in consideration of THIRTY-NINE THOUSAND AND NO/100 (\$39,000.00) - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto DON A. ROSE and ANN Y. ROSE, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the northerly intersection of North Main Street and Buist Avenue, in the City of Greenville, S. C., being known and designated as Lot No. 11 and a portion of Lot 10 on a plat of North Park Subdivision as recorded in the RMC Office for Greenville County, S. C., in Plat Book K, pages 48 and 49, and having, according to a more recent survey entitled "Property of Clarence E. Oxford" prepared by Piedmont Engineering Service, dated February 7, 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly corner of the intersection of North Main Street and Buist Avenue and running thence with the northwesterly side of Buist Avenue N 70-54 W 160 feet to an iron pin at the joint corner of Lots 11 and 22; thence with the line of Lot 22 N 19-45 E 88.9 feet to an iron pin; thence turning and running on a new line through Lot 10 S 70-14 E 160 feet to an iron pin on the westerly side of North Main Street; thence with the westerly side of North Main Street S 19-45 W 87 feet to an iron pin, the point of beginning.

519-178-12-13

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantor, see Deed Book 940, page 592.

GRANTEE TO PAY 1974 TAXES.



Greenville County
Stamps
Paid \$ 42.90
Act No. 380 Sec. 1

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 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 29th day of March, 19 74. *George Alf Ruff, Jr.* (SEAL)
GEORGE ALF RUFF, JR. (SEAL)

SIGNED, sealed and delivered in the presence of:

Clara H. Boyler
May F. Johnson



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned with ss 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 29th day of March, 1974.

May F. Johnson (SEAL)
Notary Public for South Carolina
My commission expires November 19, 1979

Clara H. Boyler

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 29th day of March, 19 74.

May F. Johnson (SEAL)
Notary Public for South Carolina
My commission expires November 19, 1979

Rebecca Stover Ruff

RECORDED this MAR 29 1974 day of 19 at M., No. 24231

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