

214 E South Fifth Street
Seneca, S. C. 29678

FILED
TITLE TO REAL ESTATE - INDIVIDUAL FORM 30-1000
J. H. Ward & Mitchell, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA 3 10 01 78

1075 484

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that ELLEN SMITH RIPPY

in consideration of Thirteen Thousand Three Hundred and no/100ths (\$13,300.00) ----- 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 RICHARD B. FULLER and ANTHONY W. WHITE, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northwestern side of Lawton Avenue, in the City of Greenville, Greenville County, South Carolina, being shown on a plat entitled PROPERTY OF LUCILLE W. MAHON AND ELLEN SMITH RIPPY, made by C. O. Riddle, dated October, 1961, recorded in Plat Book XX at page 29, and having according to a more recent plat thereof entitled PROPERTY OF RICHARD B. FULLER AND ANTHONY W. WHITE, made by Freeland & Associates, dated May 2, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Lawton Avenue at the joint corner of the within described property and property now or formerly belonging to Stone (said iron pin being located 119.6 feet, more or less, in a northerly direction from the intersection of Lawton Avenue with Academy Street) and running thence along the common line of the within described property and property now or formerly belonging to Stone, N. 71-10 W., 181.2 feet to an iron pin; thence S. 18-14 W., 60.0 feet to an iron pin at the joint corner of the within described property and property now or formerly belonging to Alexander; thence along the Alexander line, S. 71-40 E., 91.3 feet to an iron pin; thence along the common line of the within described property and property now or formerly belonging to Rippy, S. 71-02 E., 90.2 feet to an iron pin on the northwestern side of Lawton Avenue; thence along the northwestern side of Lawton Avenue, N. 17-58 E, 59.4 feet to an iron pin, the point of beginning.

-500-78-1-8

The above property is the same property conveyed to the Grantor by deed of Eunice Chambers recorded December 15, 1931 in Deed Book 162 at page 61, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree and assume to pay Greenville County and City of Greenville property taxes for the tax year 1978 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 grantee(s)'s hand(s) and seal(s) this 5th day of May 19 78
Signed, sealed and delivered in the presence of
Jack H. Mitchell, III (SEAL)
Ellen Smith Rippy (SEAL)
ELLEN SMITH RIPPY
Constance M. McBook (SEAL)
AL)

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
Personally appeared 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 5th day of May 19 78
Constance M. McBook (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83
Jack H. Mitchell, III
Jack H. Mitchell, III

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER UNNECESSARY - GRANTOR A WOMAN
COUNTY OF GREENVILLE
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
____ day of _____ 19____
____ (SEAL)
Notary Public for South Carolina
My commission expires: _____
RECORDED this _____ day of MAY 9 1978, at _____

at 10:01 A.M. 38271

4328 RV-2