

26 W. Avondale Dr., Greenville, S.C.

GRANTEE'S MAILING ADDRESS:

TITLE TO REAL ESTATE Prepared by SEAN L. RUFF ATTORNEY AT LAW 114 MAIN STREET, GREENVILLE, SOUTH CAROLINA

1978 519

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That we, Carolyn C. Ruff and George A. Ruff,

in the State aforesaid,

in consideration of the sum of ---Eighty Seven Thousand and No/100 (\$87,000.00)----- DOLLARS,

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)

Alice M. Costner, her heirs and assigns forever:

All those certain pieces, parcels, or lots of land in the City and County of Greenville, State of South Carolina, on the easterly side of West Avondale Drive, and being Lot No. 23 and the southerly ten (10) feet of Lot No. 22, of Block G, on plat of Northgate, recorded in the RMC Office for Greenville County, S. C., in Plat Book "M", at Page 13 and also shown on plat recorded in Plat Book "G", at Pages 135 and 136, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of West Avondale Drive at joint front corner of Lots Nos. 23 and 24, and running thence with the joint lines of said lots, S. 74-40 E. 173.9 feet to an iron pin on the westerly side of a twelve (12) foot alley; thence with the westerly side of said alley, N. 15-20 E. 110 feet to a point in the rear line of Lot No. 22; running thence in a westerly direction on a new line through Lot No. 22 to a point which is ten (10) feet north of the joint front corner of Lots Nos. 22 and 23; thence along West Avondale Drive in a southerly direction 10 feet to a point at the joint front corner of Lots Nos. 22 and 23; thence continuing with the westerly side of said Drive, S. 11-20 W. 100.2 feet to the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

This is the identical property heretofore conveyed to the grantors by deed of Francis M. Hipp, recorded 1 December 1950, RMC Office for Greenville County, S. C., in Deed Book 424, at Page 296; by deed of Surety Mortgage Company, recorded 1 December 1950, RMC Office for Greenville County, S. C., in Deed Book 424, at Page 307; and by deed of Francis M. Hipp, recorded 20 March 1952, RMC Office for Greenville County, S. C., in Deed Book 453, at Page 195.

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 8th day of May, 1978

Signed, Sealed and Delivered in the Presence of

Ed P. Ruff
Cynthia P. Glenn

George A. Ruff (Seal)
Carolyn C. Ruff (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 8th

day of May, A. D., 1978

Ed P. Ruff (Seal)
Notary Public for South Carolina

Cynthia P. Glenn

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) 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 8th

day of May, A. D., 1978

Ed P. Ruff (Seal)
Notary Public for South Carolina

Carolyn C. Ruff

Cancelled documents: none attached

Recorded this MAY 9 1978 day of

at 3:03 P.M. 33361

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