



TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY, VALLIE FARNSWORTH R.M.C.

Know All Men by these Presents:

That M. G. PROFFITT in the State aforesaid, in consideration of the sum of FIVE THOUSAND AND NO/100 (\$5000.00) DOLLARS, and assumption of mortgage set out below

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 FRANK D. LARKIN, his heirs and assigns forever:

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in Greenville County, State of South Carolina, at the northern corner of Valerie Drive and Andrea Lane, near the City of Greenville, being the greater portion of lot # 26, as shown on Map # 2 of Liberty Park, recorded in the RMC office for Greenville County, in plat Book MM at Page 39, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northern corner of Andrea Lane and Valerie Drive, and running thence with the northwestern side of Andrea Lane, N. 54-14 E. 125 feet to iron pin at corner of lot # 27; thence N. 39-35 W. 151.5 feet to iron pin in the line of lot # 25; thence with the line of said lot, S. 50-28 W. 99.9 feet to a concrete monument on Valerie Drive; thence with the eastern side of Valerie Drive, S. 20-15 E. 125 feet to iron pin at the corner of Andrea Lane; thence with the curve of the intersection of Andrea Lane and Valerie Drive, the chord of which is S. 73-00 E. 30.3 feet to the point of beginning. Being a portion of the premises conveyed to the grantor by Max Shore.

AS A PART of the consideration for this deed the grantee assumes and agrees to pay the balance due on a mortgage executed by M. G. Proffitt to Fidelity Federal Savings & Loan Association in the original amount of \$16,000.00 recorded in the RMC office for Greenville County in Book of Mortgages 823, at Page 450, the principal balance due being \$16,000.00.

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 his Heirs 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 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 and seal this 11th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-One

Signed, Sealed and Delivered in the Presence of

Belton O. Thomason, Jr. (Signature)

M. G. Proffitt (Signature) (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that he saw the within named grantor(s) M. G. Proffitt sign, seal and as his act and deed deliver the within written deed, and that he, with Belton O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 11th day of August, A. D., 1961. Belton O. Thomason, Jr. (Signature) (Seal) Notary Public for South Carolina

Ena W. King (Signature)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER I, BELTON O. THOMASON, JR. Notary Public, do hereby certify Vallie K. Proffitt

unto all whom it may concern, that Mrs. M. G. Proffitt wife of the within named M. G. Proffitt 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 Frank D. Larkin, his Heirs and Assigns, all her 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 11th day of August, A. D., 1961. Belton O. Thomason, Jr. (Signature) (Seal) Notary Public for South Carolina

Vallie K. Proffitt (Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 10th day of November 1961, at 4:17 P.M., M., No. #12194

276-3-220