

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

Know All Men by These Presents:

That I, L. H. VAN RIPER

in the State aforesaid,

in consideration of the sum of One and No/100-----(\$1.00)-----DOLLARS, and the love and affection which I have for my son and daughter-in-law 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 WARREN H. VAN RIPER and ROBERTA B. VAN RIPER, their heirs and assigns, forever:

AN undivided one-half interest in and to all that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the City and County of Greenville, State of South Carolina, on the Southwest side of Laurens Road and having the following metes and bounds, to wit:

BEGINNING at a point on the Southwest side of Laurens Road 225 feet East of the Southeast corner of Laurens Road and U. S. Highway 291 and runs thence S. 26-11 W., 210 feet to an iron pin; thence S. 55-35 E., 100 feet to an iron pin; thence N. 26-11 E., 210 feet to an iron pin on the Southwest side of Laurens Road; thence along the Southwest side of Laurens Road, N. 55-35 W., 100 feet to the point of beginning.

The Grantees herein assume and agree to pay one-half of the outstanding balance due on that mortgage given by Vincent J. Perone and James Perone to The Peoples National Bank of Greenville in the original amount of \$30,000, dated September 15, 1961, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 869, Page 1.

The property herein conveyed was acquired by the Grantor under deed from Vincent J. Perone and James Perone, recorded in the RMC Office for Greenville County, S. C. in Deed Book 703 at Page 425.

GRANTEES to pay 1963 taxes.

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 their 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 9th day of December in the year of our Lord One Thousand Nine Hundred and sixty three.

Signed, Sealed and Delivered in the Presence of

[Signature of L. H. Van Riper] (Seal)
L. H. Van Riper (Seal)
[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

Shirley Warren
Nancy Johnson (Cody's office)

107 witnesses
Shirley Warren
Nancy Johnson
Cody's office

State of South Carolina

Personally appeared before me NANCY JOHNSON

and made oath that s he saw the within named grantor(s) L. H. Van Riper

deliver the within written deed, and that s he, with SHIRLEY WARREN sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 9th day of December, A. D. 1963

[Signature of Nancy Johnson]

Notary Public for South Carolina Georgia My commission expires

State of South Carolina

RENUNCIATION OF DOWER

I, Julia H. Wooten

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Fannie Bell Van Riper wife of the within named L. H. Van Riper 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 Warren H. Van Riper & Roberta B. Van Riper/Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 9th day of December, A. D. 1963

[Signature of Fannie Bell Van Riper]

Notary Public for South Carolina Georgia My commission expires

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 23rd day of December 1963 at 1:50 P.M., No. 18023

107 witnesses
Julia H. Wooten
Notary Public

519-266-1-272.2