

MAR 11 11 29 AM 1965

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & HORTON, Att

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



BOOK 769 PAGE 102

Know All Men by These Presents:

That I, KENNETH R. RYCROFT, in the State aforesaid, in consideration of the sum of FOUR THOUSAND ONE HUNDRED AND NO/100----- DOLLARS, (\$4,100.00) and assumption of the mortgage referred to 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 J. LOUIS COWARD CONSTRUCTION COMPANY, its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the Northwest side of Scarlett Street, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 161 on plat of Sherwood Forest made by Dalton & Neves, Engineers, August 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, Pages 70 and 71, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Scarlett Street at the joint front corner of Lot 160 and 161 and runs thence with the line of Lot 160, N. 60-04 W., 205.5 feet to an iron pin; thence N. 26-54 E., 78.5 feet to an iron pin; thence with the line of Lot 162, S. 59-08 E., 210 feet to an iron pin on the Northwest side of Scarlett Street; thence along Scarlett Street, S. 30-11 W., 75 feet to the beginning corner.

THE GRANTEE assumes and agrees to pay that mortgage given by Kenneth R. Rycroft to Aiken Loan & Security Company in the original amount of \$14,900.00 dated March 14, 1960, recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 819, at Page 65, on which there remains unpaid a principal balance of \$13,371.81.

THIS is the same property conveyed to me by deed of Cecil Mae Morgan dated March 14, 1960, recorded in the said R.M.C. Office in Deed Book 646, at Page 381.

GRANTEE is to pay 1965 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 its successors ~~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 ninth day of March in the year of our Lord One Thousand Nine Hundred and Sixty-five.

Signed, Sealed and Delivered in the Presence of

Handwritten signature of Kenneth R. Rycroft with seal.

Handwritten signatures of Sandra S. Williams and Patrick C. Fant.



State of South Carolina, Greenville County

Personally appeared before me Sandra S. Williams

and made oath that she saw the within named grantor(s) Kenneth R. Rycroft sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this ninth day of March, A. D. 19 65. Notary Public for South Carolina. Handwritten signature of Patrick C. Fant with seal.

Handwritten signature of Sandra S. Williams.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Shelby S. Rycroft wife of the within named Kenneth R. Rycroft 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 J. Louis Coward Construction Company / ~~Heirs~~ and Assigns, all her interest and estate, its successors 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 ninth day of March, A. D. 19 65. Notary Public for South Carolina. Handwritten signature of Patrick C. Fant with seal.

Handwritten signature of Shelby S. Rycroft.

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 11th day of March 19 65 at 11:29 A. M., No. 25352

519-266-1-226