

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That

Mr. Fred Rips, Jr., John Rips and Henry Rips

in the State aforesaid, in consideration of the sum of *\$500 and love and affection and the assumption of the mortgage herein below set forth* DOLLARS,
to *us* in hand paid at and before the sealing of these presents by *Fred Rips, Sr.*

(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

Fred Rips, Sr., the following described property, to-wit:

All that certain, piece, parcel or lot of land situate in Greenville Township, County and State aforesaid, known and designated as the northern portion of lot #25 of the Overbrook Land Company as appears by plat recorded in the R. M. C. Office for Greenville County in Plat book "K" at page 251, and according to plat described as follows:

Beginning at a point on joint line of lots #25 and 26, said point being 58 feet northwest of the southeast joint corner of said lots measured along the joint line of said lots, and running thence along joint line of said lots N. 32-41 W. 138.8 feet to point on south side of North Street; thence along said side of said street in a westerly direction 91.1 feet to point on said street; thence following the curve of the intersection of North St. and Chestnut St. (unnamed on plat) 10.8 feet to point on East side of Chestnut St.; thence along said side of said Street S. 36-07 E. 61.4 feet to point; thence still along said side of said street S. 33-52 E. 50 feet to point; thence still along side of said street S. 30-43 E. 37 feet to point; said point being 58 feet northwest of the southwest corner of lot #25; thence in a straight line in a northeasterly direction approximately 98.9 feet to the beginning point.

Being the same property having heretofore been conveyed to Bertha Rips, who is now deceased, and left surviving her as her sole heirs at law and distributees the grantors and grantee hereinabove named.

In consideration of the above conveyance the grantee does hereby assume and agree to pay a mortgage in the original sum of \$2500.00 given by Bertha Rips to Maye W. Webb and being recorded in Mortgage book vol. 223, at page 101.