

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Attorneys, East

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE FARNSWORTH R.M.C.



Know All Men by These Presents:

That I, H. S. Utley, in the State aforesaid. in consideration of the sum of Seven Thousand Eight Hundred Twenty-two and 81/100 DOLLARS. and the assumption of a mortgage hereinbelow set forth 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. H. Sitton, Jr., his heirs and assigns forever

ALL those certain pieces, parcels or lots of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the Western side of Byrd Boulevard, formerly Ridge Drive, being known and designated as Lots Nos. 29 and 62 and a portion of Lots Nos. 30 and 61, according to a plat of Country Club Estates, recorded in R.M.C. Office for Greenville County in Plat Book "G" at pages 190 and 191, and being described, according to said plat, as follows:

BEGINNING at an iron pin on the Western side of Byrd Boulevard, formerly Ridge Drive, at the joint front corner of Lots Nos. 28 and 29, which iron pin is S. 23-30 E. 100 feet from the intersection of Douglas Drive and Byrd Boulevard, and running thence S. 66-38 W. 200.2 feet to a point in the line of Lot No. 31; thence along the line of Lots Nos. 31 and 60, S. 23-22 E. 100 feet to a point in the line of Lot No. 60; thence N. 66-38 E. 200.4 feet to an iron pin on the Western side of Byrd Boulevard, the joint front corner of Lots Nos. 62 and 63; thence along the Western side of Byrd Boulevard, N. 23-30 W. 100 feet to an iron pin, the point of beginning.

ALSO, all of the Grantor's right, title and interest in and to the western 12 foot strip of Lot No. 30 shown on Plat recorded in the R.M.C. Office for Greenville County in Plat Book G at Pages 190 and 191, which strip has heretofore been used for driveway purposes, and being the same property conveyed to the Grantor herein by deed of J. E. Fitzpatrick by deed dated July 9, 1953.----- It is expressly understood and agreed that the grantee herein assumes and agrees to pay that certain note and mortgage heretofore given to Fidelity Federal S. & L. Asso. which mortgage has a present balance of \$15,677.19 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 548 at Page 183.

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 8th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the Presence of



[Signature]

(Seal)

(Seal)

[Signature]



State of South Carolina, Greenville County

Personally appeared before me Barbara M. Magley

and made oath that she saw the within named grantor(s) H. S. Utley, sign, seal and as his act and deed deliver the within written deed, and that she, with V. H. Higgins witnessed the execution thereof.

Sworn to before me this 8th day of January, A. D. 1955.

[Signature] Notary Public for South Carolina

[Signature]

Notary Public, State of Florida at large My commission expires June 20, 1956 Bonded \$10,000.00

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Henry J. Covington

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Claudia M. Utley wife of the within named H. S. Utley 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. H. Sitton, Jr., his 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 8th day of January, A. D. 1955.

[Signature] Notary Public for South Carolina

[Signature]

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 26th day of January 1955 at 12:52 P.M., No. 2251

211-3-174 21