8M 10-58
TITLE OF REAL ESTATE —Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S. C.

BOOK 675 PAGE 463

STATE OF SOUTH CAROLINA

JUN 13 3 01 PM 1961

COUNTY OF GREENVILLE

Know All Men by These Presents:

That Claude D. Brown in the State aforesaid, in consideration of the sum of $1.00, love & affection for my son and daughter-in-law, plus the assumption of mortgage as hereinafter stated DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Fritz Lee Brown and Elizabeth Nell Brown, their heirs and assigns forever:

All that lot of land in Fairview Township, County of Greenville, State of South Carolina, being known as lot 2 in accordance with plat made for grantor by C. O. Riddle, dated October 20, 1957, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Hunter Road, being 241.1 feet from the intersection of Howard Drive and running thence S 9=08 W, 200 feet to an iron pin; thence N 77-30 W, 110 feet to an iron pin; thence N 9=08 E, 200 feet to an iron pin in the center of Hunter Road; thence along the center of said road, S 77-30 E, 110 feet to an iron pin being the point of beginning and being a portion of the property conveyed to grantor by deed book 326, page 439.

The grantor further conveys to grantee the right of ingress and egress across other property of grantor to a spring which furnishes water to the above described property. A water line is presently in existence and grantee shall have the right to continue the use of this line with right to maintain and go upon and across grantors property along this water line route for purpose of repair and maintenance with the right to forever use the spring on grantors property for water supply and the right to maintain and keep in repair this spring as presently being used.

The grantee does hereby assume one-third of the balance due on mortgage to Fountain Inn Federal Savings & Loan Association, as recorded in mortgagebook 641 at page 7, and being in the present one-third amount of $1641.38.

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 10th day of June in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Melvin K. Younts
Aldora C. Saye

Claude D. Brown (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me Aldora C. Saye and made oath that he saw the within named grantor(s) Claude D. Brown sign, seal and as his act and deed deliver the within written deed, and that he, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 10th day of June, A. D., 1961
Melvin K. Younts (Seal)
Notary Public for South Carolina

Aldora C. Saye

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Melvin K. Younts Notary Public, do hereby certify unto all whom it may concern, that Mrs. Geraldine Brown wife of the within named Claude D. Brown 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 Fritz Lee & Elizabeth Nell Brown, their 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 10th day of June, A. D., 1961
Melvin K. Younts (Seal)
Notary Public for South Carolina

Geraldine W. Brown

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

Recorded this 13th day of June 1961, at 3:01 P. M., No. #30769

560.3-1-27.2 — (O. 51 R. X)
OUT OF 560.3-1-27