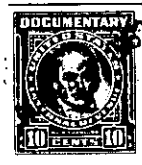




TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED IN BOOK 703 PAGE 535



Know All Men by these Presents:

That JEFFERSON GILREATH CLINKSCALES & VALENTINA K. CLINKSCALES in the State aforesaid, in consideration of the sum of Eighty-three Hundred Eleven and 23/100 Dollars DOLLARS, (\$8,311.23) and assumption of mortgage as set forth 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 R. King Rouse, his heirs and assigns, forever,

All that lot of land in Greenville County, State of South Carolina, on the Eastern corner of Edwards Road and Spring Valley Road, near the City of Greenville, being a portion of Lot No. 1, as shown on a map of Morningside recorded in Plat Book FF, Pages 83, 84, and 85 and, according to a survey made by R. K. Campbell on July 10, 1959, is described as follows:

BEGINNING at an iron pin at the Eastern corner of Spring Valley Road and Edwards Road and running thence with the Southeastern side of Edwards Road, N. 56-58 E. 135 feet and N. 43-26 E. 129.6 feet to an iron pin; thence S. 53-14 E. 200.2 feet to an iron pin; thence S. 33-18 E. 71.9 feet to an iron pin; thence S. 01-25 W. 78.6 feet to an iron pin; thence S. 47-51 W. 198.5 feet to an iron pin on Spring Valley Road; thence with the Northeastern side of said road, N. 47-45 W. 337.8 feet to the BEGINNING corner.

As part of the consideration for the foregoing conveyance the grantee assumes and agrees to pay the outstanding balance due on the note and mortgage from the grantors to Lide L. Richbourg, recorded in Mortgage Book _____ at Page _____, having a present balance of \$10,188.77.



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 2nd day of August in the year of our Lord One Thousand Nine Hundred and Sixty-two.

Signed, Sealed and Delivered in the Presence of

Betty Ann Surratt
John S. Taylor

Jefferson Gilreath Clinkscales (Seal)
Valentina K. Clinkscales (Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Betty Ann Surratt

and made oath that she saw the within named grantor(s) Jefferson Gilreath Clinkscales and Valentina K. Clinkscales sign, seal and as their act and deed deliver the within written deed, and that she, with John S. Taylor witnessed the execution thereof.

Sworn to before me this 2nd day of August, A. D., 1962
John S. Taylor (Seal)
Notary Public for South Carolina

Betty Ann Surratt

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, John S. Taylor, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Valentina K. Clinkscales wife of the within named Jefferson Gilreath Clinkscales 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 R. King Rouse, his Heirs and Assigns, all her interest and estate, and also 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 2nd day of August, A. D., 1962
John S. Taylor (Seal)
Notary Public for South Carolina

Valentina K. Clinkscales

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 4th day of August 1962, at 10:20 A. M., No. 3575

-271- 277.1-6-1.2