Ju 23 3 ca 1997

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TITLE TO REAL ESTATE: Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. (DONNIE S. T. N.L. R.S.), EY

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

va 1021 ma 712

KNOW ALL MEN BY THESE PRESENTS, that JOHN W. VAUGHN

in consideration of * *Five thousand and no/100* *(\$5,000.00)* * * * * * * * * * * Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Frances Dean, her heirs and assigns forever,

ALL that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the north side of Happy Avenue, being shown as Lot 21 on plat of Rutherford Park, made by Dalton and Neves, Engineers, September 30, 1946, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book P, at Page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Happy Avenue at joint front corner of Lots 21 and 22 and runs thence with the line of Lot 22, N. 20-47 W. 75 feet to an iron pin; thence with the rear line of Lots 1, 2 and 3, S. 35-23 W. 120 feet to an iron pin at the corner of the intersection of Foster Street and Happy Avenue; thence along the north side of Happy Avenue, N. 73-53 E. 100 feet to the beginning corner.

This is the same property devised to the grantor herein by the will of General P. Ledbetter as will appear according to the records in the Probate Court for Greenville County; also see Probate Court file for Katie Ledbetter Estate, and deed recorded in Deed Book 751 at Page 465 in the R.M.C. Office for Greenville County. Grantee is to pay 1975 city and county property taxes.

THE above described property is conveyed subject to all restrictions, easements, rights-of-way, and zoning ordinances existing or of record, which affect the title to the above described property.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 22nd	day of July,	19 /5.	
SIGNED, sealed and delivered in the presence of: Netra a. Cartles Donald To Millish		. Vaughn	(SEAL)
(grantor(s) sign, seal and as the grantor's(s') act and deed desired the execution thereof. SWORN to before me this 22nd day of July,	leliver the within deed an 1975 .		aw the within named ess subscribed above
Donald T. III alish (SEAL) Notary Public for South Carolina My commission expires: 9-1-79		va A. Costra	OLLARS
CTATE OF COUTH CAROLINA) RENUN	CIATION OF DOWER		ನಗಳ ಗಿಡಿತ್ರಗಳ ಪ್ರಕರ್ಗಳ ಪ್ರಕರ್ಗಳು ಕರ್ನಾಣಕ

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

and estate, and all her right and claim of dower of, in and to all and singula	ar the premises within mentioned and released.	
GIVEN under my hand and seal this		
22ndday of July, 1975. Tonal (K miality (SEAL)	Nellie D. Vaughn	, e 1 -
Notary Public for South Carolina. My commission expires: 1 1 7 7	$\P_{-r} f^r_{-r+1,r+1}$.	ej" y

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