

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE, S.C.
RECORDED
OCT 9 1975
J. M. DILLARD

KNOW ALL MEN BY THESE PRESENTS, that EFFIE J. BALL

in consideration of ONE AND NO/100 (\$1.00) and assumption of mortgage indebtedness Dollars
herein below set forth, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

ROBERT LEWIS RUTH, his heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Elmwood Avenue (formerly known as Fifth Avenue), in the County of Greenville, State of South Carolina, being known and designated as Lot No. 61 on a Map of Section of JUDSON MILLS VILLAGE made by Dalton & Neves, Engineers, dated August 1939, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K, pages 11 and 12, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to Effie J. Ball by deed of Jay J. McCraw recorded in the R.M. C. Office for Greenville County, South Carolina, in Deed Book 1020 at page 942, and is hereby conveyed subject to rights of way, easements, conditions, roadways, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed, the grantee agrees and assumes to pay in full the indebtedness due on the note and mortgage covering the above described property owned by Cameron-Brown Company, dated July 8, 1975, in the original sum of \$8500.00, recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 1343, page 462, which has a present balance due in the sum of \$ 8,472.76

As a further part of the consideration for this deed, the grantor hereby assigns, transfers, and sets over unto the grantee all her right, title, and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

The grantee herein assumes and agrees to pay the Greenville County property taxes for the tax year 1975 and subsequent years.

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors 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 7th day of October 19 75.

Signed, sealed and delivered in the presence of:

Aileen D. Putman (SEAL) Effie J. Ball (SEAL)
Aileen D. Putman (SEAL) EFFIE J. BALL (SEAL)
John M. Dillard

STATE OF SOUTH CAROLINA
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th day of October 19 75.

Aileen D. Putman (SEAL)
Notary Public for South Carolina Aileen D. Putman
My commission expires: 11-21-84

John M. Dillard

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY-GRANTOR WOMAN

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 or 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.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina

My commission expires:

RECORDED this day of OCT 8 1975 at 9:38 A. M. No. 9386

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