

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Stokes Bldg.—East Coffee St., Greenville, S. C.

STATE OF SOUTH CAROLINA, 2 10 50 AM 1953

GREENVILLE COUNTY

OLIVE FARRINGTON R.M.C.

Know All Men by These Presents:

That I, George A. Francis in the State aforesaid, in consideration of the sum of One and no/100 DOLLARS,

and assumption of the mortgage debt 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 Louise D. Francis, her heirs and assigns forever

All that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina being known and designated as Lot No. 5 and 15 feet off the eastern side of Lot No. 7, according to a plat of the addition to Highland Terrace, plat recorded in the R. M. C. Office for Greenville County in Plat Book L, at page 49 and having, according to a more recent plat thereof, plat made by Dalton & Neves, Engineers, September, 1950, which latter plat is recorded in the R. M. C. Office for Greenville County in Plat Book Z, page 129, the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of East Fairview Avenue at the joint front corner of Lots Nos. 8 and 9 and running thence along the southerly side of East Fairview Avenue, N. 64-42 W. 85 feet to an iron pin at the joint front corner of Lots Nos. 7 and 8; thence continuing along the southerly side of East Fairview Avenue, N. 66-04 W. 15 feet to an iron pin; thence S. 23-30 W. 159.45 feet to an iron pin at the rear line of Lot No. 7; thence S. 66-30 E. 99.9 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence along the line of Lot No. 9, N. 23-30 E. 157 feet to an iron pin at the point of beginning.

As a part of the consideration, the grantee herein expressly assumes and agrees to pay the balance due upon a certain note and mortgage executed by George A. Francis to C. Douglas Wilson & Co. on February 2, 1951 in the amount originally of \$23,500.00, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 189, page 525.

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 her 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 20th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

George A. Francis

(Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me J. D. Todd, Jr.

and made oath that he saw the within named grantor(s) George A. Francis written deed, and that he, with Wesley M. Walker sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 20th day of July, A. D. 1952. [Signature] (Seal) Notary Public for South Carolina

[Signature]

State of South Carolina, Greenville County

GRANTEE WIFE OF GRANTOR RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 1952. [Signature] (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 2nd day of April 1953 at 10:50 A.M. #7408

179-1-9210