

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

1954 JUN 9

Know All Men by These Presents:

That WE, CLEM MONAKER AND SELMA C. MONAKER in the State aforesaid, in consideration of the sum of TWO THOUSAND & NO/100 (\$2,000.00) and assumption of mortgage below DOLLARS, 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

CARL E. FRUITT AND NANCY W. FRUITT, their heirs and assigns, forever;

All that certain lot of land in Greenville County, South Carolina about two miles north of the City of Greenville and on the north side of Palmetto Street known and designated as Lot 37 according to a plat recorded in Plat Book "F", page 126 in R.M. C. Office said Greenville County and being the same lot conveyed to us the grantors herein by James C. Alexander and Alafair H. Alexander, by their deed dated December 12, 1953, to be recorded. Said lot has the following metes and bounds according to said plat:

BEGINNING on the north side of Palmetto Street or Palmetto Avenue 70 feet west of the intersection of Hill Street with Palmetto Street at the corner of Lot 38; running thence with the north side of Palmetto Street, N. 79-10 W., 70 feet to the corner of Lot 36; thence with Lot 36, N. 10-50 W., 175 feet to a pin near corner of Lot 36; thence S. 79-10 E., 70 feet to rear corner of Lot 37; thence with Lot 38, S. 10-50 W., 175 feet to the beginning corner.

As part of consideration the grantors do hereby assume the amount owing on the mortgage to the Independent Life Accident Insurance Co. in the total sum of \$3700.00 on which is now owing \$3,200



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) hands and seals this 9th day of June in the year of our Lord One Thousand Nine Hundred and fifty four

Signed, Sealed and Delivered in the Presence of

Ruth B. Watts
George F. Townes

Clem Monaker (Seal)
Selma C. Monaker (Seal)

State of South Carolina, Greenville County

Personally appeared before me

and made oath that she saw the within named grantor(s) (Clem Monaker and Selma C. Monaker) sign, seal and as their act and deed deliver the within written deed, and that she, with George F. Townes witnessed the execution thereof.

Sworn to before me this 9th day of June, A. D. 1954
George F. Townes (Seal)
Notary Public for South Carolina

Ruth B. Watts

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, George F. Townes, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Selma C. Monaker (nee Alexander) wife of the within named Clem Monaker 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 Carl E. Pruitt and Nancy W. Pruitt, 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 9th day of June, A. D. 1954
George F. Townes (Seal)
Notary Public for South Carolina

Selma C. Monaker

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

Recorded this 9th day of June 1954 at 3:46 P. M., No. 12841

145-7-17