

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

MAY 1 3 49 PM 1959



Know All Men by These Presents:

That I, Thomas F. Ozburn, Jr., in the State aforesaid, in consideration of the sum of Exchange of property valued at Five Thousand (\$5,000) DOLLARS, and assumption of mortgage hereinafter referred to, to the grantor in hand paid at and before the sealing of these presents by the grantee (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 Talmer Cordell, his heirs and assigns,

ALL That certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 48 on plat of Cedar Lane Gardens, dated August 27, 1955, recorded in the Office of the R.M.C. for Greenville County in Plat Book GG, Page 139, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Gardenia Drive at the joint front corner of Lots 47 and 48 and running thence along the joint line of said lots, N. 37-01 E. 128.4 feet to an iron pin in the center of a 10-foot drainage easement, rear line of Lot 38; thence along the center of said easement and a portion of Lot 38, N. 43-11 W. 80 feet to an iron pin in rear line of Lot 37, joint rear corner of Lots 48 and 49; thence along the joint line of said lots, S. 39-21 W. 147.5 feet to a point on the northeast side of Gardenia Drive; thence along the northeast side of Gardenia Drive, S. 56-33 E. 85 feet to the point of beginning.

This property is subject to restrictions of record and existing easements.

As part of the consideration for this conveyance, grantee assumes and agrees to pay that certain mortgage executed by grantor herein to C. Douglas Wilson & Co. (assigned to Metropolitan Life Insurance Company), dated and recorded July 25, 1958, in the office of the R.M.C. for Greenville County in R.E.M. Book 753, Page 503, on which there is an existing balance of \$10,339.44.

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 do(es) hereby bind the grantor and the grantor'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 Heirs and Assigns against the grantor and the grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's hand and seal this 1st day of May, in the year of our Lord One Thousand Nine Hundred and fifty-nine

Signed, Sealed and Delivered in the Presence of

Carolyn Gantt
B. M. Millner

Thomas F. Ozburn, Jr. (Seal)
Thomas F. Ozburn, Jr. (Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Carolyn Gantt



and made oath that she saw the within named grantor, Thomas F. Ozburn, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with B. M. Millner witnessed the execution thereof.

Sworn to before me this 1st day of May, A. D. 1959.
B. M. Millner (Seal)
Notary Public for South Carolina

Carolyn Gantt

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, B. M. Millner Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Marlene P. Ozburn, wife of the within named Thomas F. Ozburn, Jr., 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 Talmer Cordell, his 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 1st day of May, A. D. 1959.
B. M. Millner (Seal)
Notary Public for South Carolina

Marlene P. Ozburn
Marlene P. Ozburn

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 3:48 P. M.
Recorded this 1st day of May, 1959, at M., No. 22762

B11-1-60