

STATE OF SOUTH CAROLINA, Greenville County, Book 23 Page 283

Know All Men by These Presents:

That WE, LELAND HOMER JAMES and VIVIAN S. JAMES in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar DOLLARS, AND ASSUMPTION OF MORTGAGE REFERRED TO 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 J. McD. LAW, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the South side of Oregon Street in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 5 and two (2) feet of Lot 6, adjacent thereto, on plat of Block "B", Kanatenah, made by J. E. Serrine Co., August 25, 1923, recorded in Plat Book F, pages 130 and 131, RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the South side of Oregon Street at joint front corner of Lots 4 and 5 and running thence with the line of Lot 5, S. 26-30 E., 165 feet to an iron pin; thence N. 63-35 E., 62 feet to an iron pin in the rear line of Lot 6; thence through Lot 6, N. 26-30 W., 165 feet to an iron pin on the South side of Oregon Street in the front line of Lot 6; thence along the South side of Oregon Street, S. 63-35 W., 62 feet to the beginning corner.

THIS is the same property conveyed to us by deed of Rosa L. Tart, dated June 7, 1956, recorded in the RMC Office for Greenville County, S. C., in Deed Book 554, page 449.

GRANTEE assumes and agrees to pay the balance due on that mortgage dated August 13, 1958, in the original amount of \$6,000.00, given to First Federal Savings & Loan Association of Greenville and recorded in said RMC Office in Mortgage 747, page 455, on which remains a balance due of \$5319.29.

GRANTEE to pay 1961 taxes.

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(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 9th day of June in the year of our Lord One Thousand Nine Hundred and

Signed, Sealed and Delivered, in the Presence of

Francis B. Holtzclaw
Patrick C. Fant

Leland Homer James (Seal)
Vivian S. James (Seal)



State of South Carolina, Greenville County

Personally appeared before me Frances B. Holtzclaw

and made oath that he saw the within named grantor(s) Leland Homer James and Vivian S. James sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 9th day of June, A. D. 1961. Patrick C. Fant (Seal) Notary Public for South Carolina

Francis B. Holtzclaw

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Vivian S. James wife of the within named Leland Homer James 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 J. McD. Law, 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 9th day of June, A. D. 1961. Patrick C. Fant (Seal) Notary Public for South Carolina

Vivian S. James

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 16th day of August 1961, at 2:43 P. M., No. #4459

204-7-13