

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAR 9 10 39 AM 1962

Know All Men by These Presents:

That R. L. Seagraves and Pauline N. Seagraves in the State aforesaid, in consideration of the sum of Five and no/100 (\$5.00) and assumption of mortgage 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 William E. Davidson, his heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon on the northwestern side of Ridgeway Avenue, in the City of Greenville, South Carolina, being shown as Lots No. 11 and 12 on the plat of property of A. F. Day and Zoe L. Ridgeway, as recorded in the RMC Office for Greenville County, S. C. in Plat Book J, page 93, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ridgeway Avenue at the corner of Lot 9 and running thence with the line of Lots 9 and 10 N 56-04 W 202.3 feet to an iron pin; thence S 35-08 W 50 feet to an iron pin; thence S 56-04 E 203.4 feet to an iron pin on Ridgeway Avenue; thence with the northwestern side of said avenue N 33-56 E 50 feet to the beginning corner.

For deed into grantor see Deed Book 622, page 479.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the principal balance of \$7539.57 as the same becomes due on that certain mortgage given by the grantors herein to Canal Insurance Company, assigned to New York Life Insurance Company, in the face amount of \$8,000.00 dated April 29, 1959 and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 784, page 311.

GRANTEE TO PAY 1962 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 s and seal s this 7th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-two.

Signed, Sealed and Delivered in the Presence of [Signatures of R. L. Seagraves and Pauline N. Seagraves]

State of South Carolina, Greenville County Personally appeared before me M. M. Jones

and made oath that he saw the within named grantor(s) R. L. Seagraves and Pauline N. Seagraves sign, seal and as their act and deed deliver the within written deed, and that he, with John Horace Hudson witnessed the execution thereof.

Sworn to before me this 7th day of March, A. D. 19 62 [Notary Seal]

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, John Horace Hudson, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pauline N. Seagraves wife of the within named R. L. Seagraves 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 William E. Davidson, 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 7th day of March, A. D. 19 62 [Notary Seal]

[Signature of Mrs. Pauline N. Seagraves]

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 9th day of March 19 62, at 10:38 A. M., No. #22196

519-257-8-21