

STATE OF SOUTH CAROLINA, } COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That *J. P. Ables*

in the State aforesaid, in consideration of the sum of *Ten Dollars and other valuable considerations* DOLLARS,

to *me* in hand paid at and before the sealing of these presents by *J. M. Steele*

(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. M. Steele, his heirs and assigns,*

All that lot of land situate on the East side of Green Avenue in the City and County of Greenville, South Carolina; Beginning at an iron pin on Green Avenue, corner of lot of Beverly Parrow, and runs thence S. 27 1/2 W. 367 feet 6 inches, more or less, to an iron pin in bend of said Ave.; thence with said Ave., S. 20 3/4 E. 213 feet 6 inches, more or less, to a stake on right-of-way of C. & G. R.R.; thence with said right-of-way N. E. 392 feet 4 inches, more or less, to a stake; thence N. 70 3/4 W. 127 feet 4 inches, more or less, to peach tree stump, now iron pin; thence N. 16 E. 150 feet 6 inches, more or less, to an iron pin; thence N. 67 1/2 W. 109 feet, more or less, to the beginning corner on Green Avenue, and being known as Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 as shown on plat recorded in Plat Book C., page 6, (and being the same land conveyed to me by W.D. Workman by deed dated the 29th, day of Sept., 1920, not yet recorded: Excepting and reserving, however, a 10-foot strip fronting on Green Avenue for which Bond for Title has been given by said Workman to Beverly Parrow, and more fully shown on plat made by Furman and Cureton, hereto attached. It is understood and agreed that the entire lot as deeded to me by W.D. Workman, excepting the 10-foot strip hereinabove referred to, is hereby conveyed, but the grantor warrants said property only to such rights of way as the said C. & G. R.R., may possess. As a part of the consideration for this conveyance, the grantee does hereby assume and will pay a certain note and mortgage executed by W.D. Workman and Walter W. Goldsmith to A. Louise Heyward for \$2667, dated July 15, 1920, recorded in Vol. 83, page 27, together with interest at 7% from January 1st, 1921. The grantor herein is to pay all State and County taxes for 1920.

Also that other lot of land situate on Pendleton Street in the City of Greenville, County and State aforesaid, between Wardlaw Street and the C. & G. RR., right-of-way, and being a part of lot No. 1 of a subdivision of the lands of Thos. J. Turner, deceased, Beginning at a point on Pendleton Street 32.6 feet west of the line of the W.J. Strawns property, and runs thence N. 19 1/2 W. 101 feet to a stake; thence S. 70 1/2 W. 30 feet, more or less, to an alley; thence along said alley S. 19 1/2 E. 101 feet to Pendleton Street; thence along said Street N. 70 1/2 E. 30 feet, more or less, to the beginning corner, being the same land conveyed to me by W.D. Workman, by deed dated the 29th, day of Sept., 1920, and not yet recorded. It is understood and agreed that the said lot shall have at least 30 feet along Pendleton Street and also any additional feet that might belong thereto by reason of an undetermined width of a certain alley which lies along said lot next to and adjoining the old Crescent Grocery Co. building. It is further understood and agreed that the entire depth of said lot is being conveyed, but the grantor guarantees said lot to a depth of only 96.5 feet instead of 101 feet as above mentioned, this being on account of an alley in the rear, which if established, will reduce the depth to 96.5 feet. As a part of the consideration for this conveyance, the grantee herein does hereby assume and will pay the following notes, secured by a mortgage covering all or a portion of the above described lot of land (1) An unpaid balance of \$1125 on a note executed by J.N. Richardson to W.A. Bates in the sum of \$2250, said mortgage bearing date Sept. 16, 1919 and recorded in Vol. 79, page 72, together with interest at 6% on \$1125, from January 1st, 1921, until paid.

(2) A note, secured by a second mortgage, executed by W.D. Workman to J.M. Richardson, on Feb. 2, 1920, in the sum of \$1625, together with interest at 6% from January 1st, 1921, until paid. The grantor is to pay all State and County taxes for 1920.

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 said *J. M. Steele, his*

heirs and assigns, forever.

AND *myself my* do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said *J. M. Steele, his*

heirs and assigns, against *myself my* and heirs, and against every person whomsoever lawfully claiming to claim the same, or any part thereof.

WITNESS *my* hand and seal this *26th* day of *October* in the year of our Lord one thousand nine hundred and *twenty* and in the one hundred *15th* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of *Elizabeth Crenshaw* (L. S.) *A. L. Burdette* (L. S.) *J. P. Ables* (L. S.) (L. S.) (L. S.)

Revenue Stamps Cancelled Dollars *5* Cents

STATE OF SOUTH CAROLINA, } County of Greenville. PERSONALLY appeared before me *Elizabeth Crenshaw*

and made oath that *she* saw the within named *J. P. Ables*

sign, seal, and as *his* act and deed, deliver the within written Deed; and that *she* he, with *A. L. Burdette* witnessed the execution thereof.

NOTARY PUBLIC to before me, this *26th* day of *October*, A. D. 192*0* *A. L. Burdette* (L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA, } County of Greenville. RENUNCIATION OF DOWER I, *W. A. Chandler a Notary Public for S.C.* do hereby certify

unto all whom it may concern, that Mrs. *Fannie M. Ables* wife of the within named *J. P. Ables* 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 the within named *J. M. Steele, his*

Heirs and Assigns, all her interest and estate, and also all her right of claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal this *26th* day of *October*, A. D. 192*0* *W. A. Chandler* (L. S.) Notary Public for S. C. *Fannie M. Ables*

Recorded *November 16th* 192*0*

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