

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, James Franklin individually and as trustee for James A. Franklin, Ruth A. Franklin, Georgie Mae Franklin, and Leontine Franklin,

in the State aforesaid, in consideration of the sum of fifty dollars and the assumption of the mortgage indebtedness described below Dollars,

to me in hand paid, at and before the sealing of these presents, by James A. Talbert. 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

James A. Talbert, his heirs and assigns:

All that certain lot of land in Greenville Township, Greenville County, South Carolina, known as lot number one block B of the Thomas Parker lands, represented by a plat recorded in plat book E, page 141, and a part of Sterling Annex, said plat recorded in the R. M. C. Office for said Greenville County. Said lot has the following metes and bounds:

Beginning on the northeast corner of Middleton and Maloy streets and running thence with west line of Maloy Street N. 60-7 E. 167 feet to a pin; thence N. 23-30 W. 48.8 feet to a pin; thence s. 69. W. 160.5 feet to Middleton Street; thence with Middleton Street S. 23-30 E. 105 feet to the beginning corner, being the same lot which was conveyed to James Franklin by Thomas Hamilton deed dated October 26th, 1925, and recorded in deed book 118, page 136, R.M.C. Office for said Greenville County, under the said deed the said grantor James Franklin is given full power to sell and convey said land and premises.

The grantee, James A. Talbert as a part of the consideration for this deed assumes and agrees to pay the mortgage indebtedness as the decree in the case of the Carolina Loan and Trust Co., vs., James Franklin, et al. in which is set forth the amount due the Carolina Loan and Trust Co. including attorneys fee as \$399.00 and the amount due H. K. Townes as \$616. with interest from date of decree, making a total of approximately \$1015.00 and interest.

(It is agreed that the said decree is to be held open and the land may be sold if the grantee fails to pay the said debt without making the grantee a party hereto.)

The above described land is the same conveyed to me by on the day of 19, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book Page

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 premises before mentioned unto the said James A. Talbert, his

AND I do hereby bind myself, my successors heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said James A. Talbert, his heirs and assigns, against me and my successors heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this first day of September in the year of our Lord one thousand nine hundred and thirty and the one hundred and fifty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of James Franklin, H. K. Townes, Mary Berry, individually and as trustee for James A. Franklin, Ruth A. Franklin, Georgie Mae Franklin, and Leontine Franklin.

U. S. Stamps Cancelled, \$ and cents
S. C. Stamps Cancelled, \$ and cents

No stamps necessary

STATE OF SOUTH CAROLINA,
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PERSONALLY appeared before me Mary Berry.

and made oath that he saw the within named James Franklin individually and as trustee sign, seal, and as his act and deed, deliver the within written Deed; and that he, with H. K. Townes, witnessed the execution thereof.

SWORN to before me, this first day of September A. D. 19 30 Mary Berry.
H. K. Townes (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
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Not married, a widower RENUNCIATION OF DOWER

I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the wife of the within named did this day appear before, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named

heirs and assigns, all her interest and estate, and also 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 day of Anno Domini 19 (L. S.) Notary Public for S. C.

Recorded September 1st 19 30 at 12:06 o'clock, P. M.