

FEB 23 1950

GREENVILLE CO. S. C. R. I. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Charles B. Denney, in the State aforesaid, in consideration of the sum of Ninety-four & no/100 - - - (\$94.00) - - - 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 Rachel L. Dunlap, her heirs and assigns, forever:

All that lot of land with the buildings and improvements thereon situate, lying and being on the west side of west Fairview Avenue, in that area recently annexed to the City of Greenville, in Greenville County, State of South Carolina, being shown as Lot 13 on plat of Druid Hills made by Dalton & Neves, Engineers, January 1947, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book P, page 113, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of West Fairview Avenue, at joint front corner of Lots 12 and 13, said pin being 140.4 feet South from the Southwest corner of the intersection of West Fairview Avenue and West Hillcrest Drive, and running thence along the line of Lot 12, N. 77-36 W. 100 feet to an iron pin; thence along the rear line of Lot 10, S. 39-38 W. 82.5 feet to an iron pin; thence with the line of Lot 14, S. 73-38 E. 138.9 feet to an iron pin on the West side of West Fairview Avenue; thence along the West side of West Fairview Avenue, N. 16-22 E. 44.9 feet to an iron pin; thence continuing along said West Fairview Avenue, N. 6-32 E. 35.1 feet to the beginning corner.

This is the same property conveyed to me by deed of Shives-Hughes Realty Co. dated June 3, 1948, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 349, page 9, and is subject to restrictive covenants applicable to Druid Hills recorded in said R. M. C. Office in Deed Book 309, page 15.

The grantee assumes and agrees to pay that mortgage given by Charles B. Denney to C. Douglas Wilson & Co. in original amount of \$7,500.00 dated June 4, 1948, recorded in said R. M. C. Office in Mortgage Book 390, page 487.

The grantee is to pay 1950 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 her 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 23rd day of February in the year of our Lord One Thousand Nine Hundred and fifty.

Signed, Sealed and Delivered in the Presence of

Margaret McCreary
Patrick C. Fant

Charles B. Denney (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Margaret McCreary

and made oath that she saw the within named grantor(s) Charles B. Denney sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 23rd day of February, A. D. 1950

Patrick C. Fant (Seal) Notary Public for South Carolina

Margaret McCreary

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Gwendolyn W. Denney, wife of the within named Charles B. Denney, 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 Rachel L. Dunlap, her 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 23rd day of February, A. D. 1950

Patrick C. Fant (Seal) Notary Public for South Carolina

Gwendolyn W. Denney

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 23rd day of February 1950 at 12:34 P. M., No. 4590

176-3-61