

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That J. Louis Coward Construction Co. in the State aforesaid, in consideration of the sum of Thirty-Three Hundred Fifty and No/100 (\$3350.00) DOLLARS, and assumption of mortgage set out 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 Earl D. Ashley, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as lot No. 23, as shown on a plat of University Circle, recorded in Plat Book Y at Page 111, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin in the Eastern side of Blythewood Drive, joint front corner of lots 22 and 23, and running thence with joint line of said lots, N. 56-45 E. 152.5 feet to iron pin, corner of lot 48; thence with line of said lot, N. 38-35 W. 65.3 feet to iron pin, rear corner of lot 24; thence with line of said lot, S. 56-45 W. 147.5 feet to iron pin in the East side of Blythewood Drive; thence with said Drive, S. 34-00 E. 65 feet to the point of beginning. Being the same premises conveyed to the grantor by Central Realty Corporation by deed recorded in Volume 474 at Page 209.

Grantee is to pay 1953 taxes.

As a part of the consideration for this deed the grantee assumes and agrees to pay a balance due of \$7000.00 on a mortgage held by Fidelity Federal Savings & Loan Association recorded in Volume 556 at Page 218.



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 23 day of September in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of [Signatures of Ena W. King and Earl D. Ashley] By: J. Louis Coward Construction Co. (Seal), J. Louis Coward (Seal), President (Seal), (Seal), (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ena W. King

and made oath that s he saw the within named grantor(s) J. Louis Coward Construction Co., By: J. Louis Coward, President sign, seal and as its act and deed deliver the within written deed, and that she, with E.M. Blythe, Jr. witnessed the execution thereof.

Sworn to before me this 23 day of September A. D. 19 53 [Signature of Notary Public for South Carolina] (Seal) Ena W. King

STATE OF SOUTH CAROLINA, Greenville County } I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 23rd day of September 19 53 at 12:54 P. M., No. #21102

281-2-'06