BOOK 496 PAGE 319

TITLE TO REAL ESTATE—Prepared by HINSON, FRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, D. M. Scoggin in the State aforesaid, in consideration of the sum of One and 00/100 ($1.00) Dollars ,love and affection xDOLLARS,x

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

Mary W. Scoggin, her heirs and assigns:

all of my one-half (1/2) undivided right, title and interest in and to

That certain piece, parcel or lot of land situate, lying and being in Butler Township, County of Greenville, State of South Carolina , being shown as lot No. 51 on the plat of College Heights made by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "P", page 75, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Princeton Avenue at the joint front corners of lots 51 and 50, and running thence S. 33-10 E. 175 feet to an iron pin; thence N. 56-50 E. 75 feet to an iron pin; thence N. 33-10 W. 175 feet to an iron pin on Princeton Avenue; thence with Princeton Avenue S. 56-50 W. 75 feet to the beginning corner.

This conveyance is made subject to the building restrictions applicable to College Heights.

This property is deeded subject to mortgage given by E. M. Ledford to C. Douglas Wilson & Co., February 26, 1952, in the original principal sum of $6600.00, mortgage recorded in Mortgages Vol. 523, page 425.

For deed Elbert M. Ledford to Mary W. Scoggin and D. M. Scoggin, see Vol. 467, page 211.

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 19th day of March in the year of our Lord One Thousand Nine Hundred and fity-four

Signed, Sealed and Delivered in the Presence of

Barbara S. Riddle

Edward Ryan Hamer

D. M. Scoggin (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Barbara S. Riddle and made oath that s he saw the within named grantor(s) D.M.Scoggin sign, seal and as his act and deed deliver the within written deed, and that s he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 19th day of March, A. D. 19 54

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Barbara S. Riddle

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify unto all whom it may concern, that Mrs. Mary Ann V. Scoggin wife of the within named D. M. Scoggin 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 Mary W. Scoggin, 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 19th day of March, A. D. 19 54

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Mary Ann V. Scoggin

Cancelled documentary stamps attached: S. C. $____; U. S. $____

Recorded this 22nd day of March 19 54, at 4:47 P.M. M., No. #6536