

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Charles T. Kimbo

in consideration of the sum of Ten Thousand Four Hundred and no/100 (\$10,400.00) in the State aforesaid, DOLLARS,

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

Frank M. Watkins and Frances L. Watkins, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Westerly side of Rice Street (formerly Henrietta Avenue), in the City of Greenville, S. C., and being shown as Lot No. 48 on the plat of the property of G. F. Garner and recorded in the REC Office for Greenville County, S. C., in Plat Book "L", page 115, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Rice Street (formerly Henrietta Avenue, which iron pin is the joint front corner of Lots Nos. 47 and 48, and is also located 511 feet in a Southerly direction from the Westerly corner of the intersection of Rice Street and ... Drive (formerly Marietta Street), and running thence along the Westerly side of Rice Street (formerly Henrietta Avenue) S 23-17 W 120 feet to an iron pin; thence N 41-55 E 232.6 feet to an iron pin, joint rear corner of Lots Nos. 47 and 48; thence along the eastern line of said lots S 66-43 E 255.5 feet to an iron pin, the point of beginning.

For deed into grantor see Deed Book 359, page 407.

For restrictions applicable to this lot see Deed Book 314, page 121.

GRANTEES TO PAY 1954 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 their 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 1st day of September in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of Charles T. Kimbo (Seal), Harry R. Stephenson (Seal), Schaefer B. Kendrick (Seal), and another witness (Seal).

State of South Carolina, Greenville County. Personally appeared before me Harry R. Stephenson, Notary Public, Charles T. Kimbo and made oath that he saw the within named grantor(s) Charles T. Kimbo sign, seal and as his act and deed deliver the within written deed, and that he, with Schaefer B. Kendrick witnessed the execution thereof. Sworn to before me this 1st day of September, A. D. 1954. Schaefer B. Kendrick (Seal) Notary Public for South Carolina.

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, Schaefer B. Kendrick, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Louise F. Kimbo wife of the within named Charles T. Kimbo 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 Frank M. Watkins and Frances L. Watkins, their 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 1st day of September, A. D. 1954. Mrs. Louise F. Kimbo (Seal) Notary Public for South Carolina.

Recorded this 1st day of September 1954, at 12:47 P.M., No. #19719