

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



BOOK 586 PAGE 35
GREENVILLE CO. S. C.
OCT 14 10 55 AM 1957

Know All Men by These Presents: TH

That I, Ben H. Powell in the State aforesaid,
in consideration of the sum of Five Hundred and no/100----- DOLLARS,
and assumption of mortgage
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

Charles H. Rice, his heirs and assigns forever:

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 45, Fresh Meadow Farms, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "M", page 127 and revised and recorded in Plat Book S, Page 61, and having, according to the later plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of High Valley Boulevard, joint front corner Lots Nos. 44 and 45, said iron pin being 476 feet in a Northwesterly direction from an iron pin in the intersection of Brookview Drive and High Valley Boulevard, and running thence S. 72-44 W. 197.0 feet to an iron pin; thence N. 7-35 E. 73 feet to an iron pin; thence N. 50-59 W. 43.6 feet to an iron pin joint rear corner Lots Nos. 45 and 46; thence N. 58-19 E. 186.2 feet to an iron pin on the Southwest side of High Valley Boulevard; thence along the Southwest side of High Valley Boulevard S. 27-25 E. 63 feet to an iron pin; thence continuing along the Southwest side of High Valley Boulevard S. 17-05 E. 87 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the grantor by Arthur Eugene Moss by his Deed dated May 16, 1953 and recorded in Deed Book 478 at Page 366.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, the said note and mortgage given by Arthur Eugene Moss to Goodyear Mortgage Corporation on which there is a balance due of \$5,104.93, said mortgage is recorded in the RMC Office for Greenville County, South Carolina in mortgages Volume 518, Page 371.

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 12th day of October in the year of our Lord One Thousand Nine Hundred and fifty-seven

Signed, Sealed and Delivered in the Presence of

John P. Mann
Elise G. Buchanan

Ben H. Powell

(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Elise G. Buchanan

and made oath that she saw the within named grantor(s) Ben H. Powell
written deed, and that she, with John P. Mann sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 12th day of October, A. D. 19 57
John P. Mann (Seal)
Notary Public for South Carolina

Elise G. Buchanan

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John P. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Zillah Verlene Powell wife of the within named Ben H. Powell 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 Charles H. Rice, his 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 12th day of October, A. D. 19 57
John P. Mann (Seal)
Notary Public for South Carolina

Zillah Verlene Powell

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 14th day of October 19 57, at 10:55 A.M., No. #24258

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