

APR 28 4 55 PM 1958

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

OLLIE FARNSWORTH
R. M. C.

BOOK 501 PAGE 229

Know All Men by These Presents:

That WE, L. A. MOSELEY and ROY W. BOGCESS

in consideration of the sum of Ninety-three and 46/100----- in the State aforesaid,
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 JOHN T. McGRATH and RAEDELL E. McGRATH, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate at the Southwest corner of intersection of Prancer Avenue and Phoenix Avenue, near the City of Greenville, in Greenville County, State of South Carolina, being shown as Lot No. 319 on plat of Pleasant Valley, recorded in the RMC Office for Greenville County, S. C., in Plat Book "P", page 88, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Southwest corner of the intersection of Prancer Avenue and Phoenix Avenue, and running thence along the South side of Prancer Avenue, S. 89-52 W., 47.7 feet to an iron pin; thence with the line of Lot 318, S. 0-08 E., 160 feet to an iron pin; thence N. 89-52 E., 136.6 feet to an iron pin on the Southwest side of Phoenix Avenue; thence with the Southwest side of Phoenix Avenue, N. 29-11 W., 183 feet to the beginning corner.

THIS is the same property conveyed to us by deed of Karl M. Soderlund, dated December 17, 1952, recorded in the RMC Office for Greenville County, S. C., in Deed Book 468, page 488.

THE Grantees herein assume and agree to pay the balance due on that mortgage in the original amount of \$5,700.00 given by Karl M. Soderlund to Canal Insurance Company, on November 11, 1950, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 483, page 113.

GRANTEES to pay 1958 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 s and seals this 25th day of April in the year of our Lord One Thousand Nine Hundred and fifty-eight.

Signed, Sealed and Delivered in the Presence of

Rebecca H. Hemphill (Seal)
Patrick C. Fant (Seal)
Roy W. Bogcess (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Rebecca H. Hemphill

and made oath that she saw the within named grantor(s) L. A. Moseley and Roy W. Bogcess 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 25th day of April, A. D. 1958
Patrick C. Fant (Seal)
Notary Public for South Carolina

Rebecca H. Hemphill (Seal)

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Caroline B. Moseley and Mrs. Margaret S. Bogcess wives of the within named L. A. Moseley and Roy W. Bogcess, did this day appear before me, and upon each being privately and separately examined by me, did each voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto John T. McGrath and Raedell E. McGrath, 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 25th day of April, A. D. 1958
Patrick C. Fant (Seal)
Notary Public for South Carolina

Margaret S. Bogcess (Seal)

Cancelled documentary stamps attached: S. C. \$-----, U. S. \$-----
Recorded this 28th day of April 1958 at 4:08 P. M., No. 10046

222-3-8-19