

GREENVILLE CO. S.C.

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

DEC 21 11 55 AM 1964
OLIVE FENNERTH
R.M.C.

Know All Men by These Presents:

That ----- Jack B. Thomas ----- in the State aforesaid,

in consideration of the sum of One Dollar (\$1.00) -----DOLLARS,
and assumption of mortgage hereinafter set forth

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 grantee(s)

M. F. GROOMS AND ALICE C. GROOMS, THEIR HEIRS AND ASSIGNS FOREVER:

All that certain piece, parcel, or lot of land with the improvements thereon, situate, lying and being in Chick Springs Township, Greenville County, South Carolina, at the northeastern corner of the intersection of Pine Street and Old Rutherford Road, near Paris School, which is more particularly described as follows:

BEGINNING at a point in the center of the intersection of Pine Street and Old Rutherford Road, and running thence N 18-25 E, 79.3 feet along the center of the Old Rutherford Road to an iron pin on the northern side of Cason Avenue; thence N 51-15 E, 200 feet along said Avenue to an iron pin; thence S 80-30 E, 47 feet, more or less, crossing Cason Avenue, to the corner of property now or formerly belonging to Etheredge; thence S 34-30 W, 275 feet, more or less, along the line of said property to the center of Pine Street; thence N 81-25 W, 103.5 feet along the center of said Street to an iron pin, the point of BEGINNING.

AS A PART OF THE CONSIDERATION the grantees assume and agree to pay, according to its terms the note and mortgage securing same, given by John Logan Duff to Citizens Lumber Company, dated April 4, 1961, recorded April 4, 1961, in Mortgage Book 854 at page 73, on which presently there is due a balance of \$9,994.46.

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 the Grantee's(s') Heirs or Successors 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, or Successors 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 seal(s) this 18th day of December, 19 64

Signed, Sealed and Delivered in the Presence of

[Signature]
[Signature]

Jack B. Thomas (Seal)
_____(Seal)
_____(Seal)
_____(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed, and that (s) he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 18th day of December, A. D., 19 64

[Signature] (Seal)
Notary Public for South Carolina

Linda J. Martin

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) did this day appear before me, and each, 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 the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the 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 18th day of December, A. D., 19 64

[Signature] (Seal)
Notary Public for South Carolina

Mary S. Thomas

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____, 19 64 at 11:56 A.M. No. 17729
Recorded this 21st., day of December

- 277- P26-3-1A