

MAR 6 9 25 AM 1951



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Maggie Hix Smith in the State aforesaid, in consideration of the sum of --Forty-Six Hundred Thirteen and 88/100-----DOLLARS, and the assumption of the mortgage hereinbelow referred to, 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 J. L. Edwards, his heirs and assigns, forever:

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being on the Eastern side of North Fourth Avenue (now known as Springside Street), near the Easley Bridge Road and being known and designated as Lot #39 of property of J. R. West as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "D", Pages 312-317, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of North Fourth Avenue, joint front corner of Lots 38 and 39, and running thence with the Eastern side of North Fourth Avenue, N. 16-50 W. 67.5 feet to an iron pin, joint front corner of Lots 39 and 40; thence with the joint line of Lots 39 and 40, N. 73-10 E. 128 feet to an iron pin in the line of Lot #21; thence with the line of Lot 21, S. 16-50 E. 4.9 feet to an iron pin at the corner of lot now or formerly owned by Bowie; thence with Bowie's line, S. 17-14 E. 62.6 feet to an iron pin, joint rear corner of Lots 38 and 39; thence with the joint line of Lots 38 and 39, S. 73-10 W. 128 feet to the beginning corner.

The above described property is the same conveyed to me by Woodrow W. Bennett and Cecil T. Bennett by deed dated October 20, 1949 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 394, Page 126.

As a part of the consideration for the within conveyance the grantee assumes and agrees to pay the balance due on a mortgage over the above property held by Fidelity Federal Savings & Loan Association in the principal sum of \$3500.00 dated September 2, 1948 and recorded in Mortgage Book 399, Page 254.

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 5th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-one

Signed, Sealed and Delivered in the Presence of Cecile S. Banister (Seal) Maggie Hix Smith (Seal)

State of South Carolina, Greenville County Personally appeared before me Cecile S. Banister and made oath that she saw the within named grantor(s) Maggie Hix Smith sign, seal and as her act and deed deliver the within written deed, and that she, with J. R. Mann Sworn to before me this 5th day of March, A. D. 1951 Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER (GRANTOR - WOMAN) I, Notary Public, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 Notary Public for South Carolina