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R.M.C.



BOOK 451 PAGE 407
DOCUMENTARY
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KNOW ALL MEN BY THESE PRESENTS That F. W. VANDIVER

in the State aforesaid,

in consideration of the sum of ONE THOUSAND NINE HUNDRED FIFTEEN AND NO/100 - - - - - Dollars.
(\$1,915.00) and assumption of mortgage set forth 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

HIRAM T. VARNER:

All that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, on the southern side of Milton Drive in a subdivision known as Sylvan Hills, being known and designated as lot No. 61 of said subdivision and being as shown on a plat thereof recorded in the R. M. C. Office for Greenville, South Carolina, in Plat Book S at Page 103, according to said plat, the within conveyed premises have the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Milton Drive at the joint corner of Lots No. 60 and 61, which iron pin is 230.9 feet from the intersection of Milton Drive and Lake Terrace and running thence along the common line of said lots S 5-36 E 150 feet to an iron pin in the center of a five-foot utility easement; thence along the center of said utility easement S 84-24 W 70 feet to an iron pin, the joint rear corner of lots No. 61 and 62, thence along the common line of said last-mentioned lots N 5-36 W 150 feet to an iron pin on the southern side of said Milton Drive; thence along the southern side of Milton Drive N 84-24 E 70 feet to an iron pin, the beginning corner.

The above-described property is the identical property conveyed to the grantor herein by deed of Wallace R. Cordell, recorded in the R. M. C. Office for County of Greenville, South Carolina.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay according to its terms the balance due on a certain mortgage executed by the grantor herein to C. Douglas Wilson & Co., in the original amount of \$6,800.00, dated March 28, 1951, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 494 at Page 453. The aforementioned mortgage subsequently assigned by C. Douglas Wilson & Co. to Metropolitan Life Insurance Company by Assignment dated March 29, 1951, and recorded in the aforementioned R. M. C. Office in Mortgage Book 494 at Page 453.

Grantee agrees to pay taxes for the year 1952.

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 hereinabove named, 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 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 twelfth day of February in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

F. W. Vandiver

(Seal)

J. Milton Williams
Burnet P. Maybank, Jr.



(Seal)

(Seal)

STATE OF SOUTH CAROLINA, Personally appeared before me Burnet P. Maybank, Jr.
County of GREENVILLE and made oath that he saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that he, with J. Milton Williams witnessed the execution thereof.

Sworn to before me this 12th day of February, A. D. 1952.

J. Milton Williams (Seal)
Notary Public for South Carolina

Burnet P. Maybank, Jr.

STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER
County of GREENVILLE I, J. Milton Williams, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Ruth P. Vandiver wife of the within named F. W. Vandiver 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 the grantee(s) 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 twelfth day of February, A. D. 1952.

J. Milton Williams (Seal)
Notary Public for South Carolina

Ruth P. Vandiver



Recorded February 20th, 1952 at 5:06 P. M. #4252