

BOOK 459 PAGE 372

TITLE TO REAL ESTATE-Prepared by HINSON, TRAXLER & HAMER, Attor

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

FILED GREENVILLE CO. S.C. JUL 22 12 52 PM 1952



Know All Men by These Presents:

That H. V. Ernest in the State aforesaid, in consideration of the sum of -One Thousand Two Hundred Ninety Two and 10/100 (\$1292.10)- - - DOLLARS, and assumption of mortgages described 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

Analane C. Gibson, her heirs and assigns; all that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Southeast side of Alaska Avenue (formerly known as Morningside Drive) in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 6 on plat of Parkview, made by Dalton & Neves, Engineers, June 1942, located in the R. M. C. Office for Greenville County, South Carolina, in Plat Book M, page 49, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Alaska Avenue, at joint front corner of Lots Nos. 6 and 7, said pin being 225 feet in a Northeasterly direction from Neely Drive, and running thence along Alaska Avenue N. 53-43 E. 50 feet to an iron pin at corner of Lot No. 5; thence with the line of Lot No. 5 S. 36-17 E. 150 feet to an iron pin; thence S. 53-43 W. 50 feet to a point; thence along the line of Lot No. 7 N. 36-17 W. 150 feet to an iron pin on the Southeast side of Alaska Avenue, the beginning corner.

This is the same property conveyed to me by deed of Mary Lou L. Scott, dated June 28, 1951, recorded in said R. M. C. Office in Deed Volume 437, page 225.

For restrictions applicable to the above property, see Deed Volume 245, page 138, said R. M. C. Office.

As a part of the consideration hereof, the grantee assumes and agrees to pay those mortgages given by Harold A. McGee, dated September 7, 1948, to C. Douglas Wilson & Co., assigned to Metropolitan Life Insurance Company as follows: FHA mortgage in original sum of \$5800.00, recorded in said office in Mortgage Vol. 399, page 410 and GI mortgage in original sum of \$1500.00, recorded in said office in Mortgage Vol. 399, page 426, on which there remains a total principal balance of \$6207.90.

Grantee to pay 1952 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 her 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 22nd day of July in the year of our Lord One Thousand Nine Hundred and fifty two.

Signed, Sealed and Delivered in the Presence of

Ross Carter
Edward Ryan Hamer



H. V. Ernest (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,

Greenville County

Personally appeared before me Ross Carter

and made oath that she saw the within named grantor(s) H. V. Ernest sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 22nd day of July, A. D. 1952
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Ross Carter

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Annie Lee S. Ernest wife of the within named H. V. Ernest 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 Analane C. Gibson, her 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 22nd day of July, A. D. 1952
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Annie Lee S. Ernest

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 22nd day of July 1952 at 12:52 P. M., No. 16189