

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY GREENVILLE CO. S. C.

Know All Men by These Presents:

DEC 24 10 23 AM 1952

That I, James Alvin Hawkins in the State aforesaid, in consideration of the sum of Sixteen Hundred and No/100, (\$1,600.00) - - - - DOLLARS, and assumption of balance due on mortgages hereinafter 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

B. W. Masters and Ruth C. Masters, their heirs and assigns,

ALL that certain piece, parcel or lot of land situate, lying and being on the Northwest side of Sunshine Avenue near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 29 of Plat of Sana Souci Highlands recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "G", at Page 126, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Sunshine Avenue at joint front corner of Lots 28 and 29, said pin being 106.6 feet in a northeasterly direction from the point where the Northwest side of Sunshine Avenue intersects with the Northeast side of Ballenger Street, and running thence with line of Lot 28, N.67-10 W. 150.2 feet to an iron pin; thence with line of Lot 26, N.20-95 W. 39 feet to an iron pin; thence with line of Lot 30, S.73-00 E. 152.4 feet to an iron pin on the Northwest side of Sunshine Avenue; thence with the Northwest side of Sunshine Avenue, S.22-30 W. 53.3 feet to the beginning corner.

This being the same lot of land as conveyed to the grantor by deed of Carl Bailey dated June 5, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 411, at Page 302.

As a part of the consideration, the grantees agree to assume the balance due on two mortgages on this property; (1) mortgage payable to the Fidelity Federal Sav. & Loan Assoc. in original amount of \$6,000.00 and recorded in R.M.C. Office in Mortgage Book 474, Page 159, balance remaining \$5,438.10; Also (2) mortgage payable to Fid. Fed. Sav. & Loan Assoc. in original amount of \$375.92, and unrecorded.

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 and seal this 23rd day of December in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

*Ralph W. Drake*  
Ralph W. Drake

*James Alvin Hawkins* (Seal)  
James Alvin Hawkins (Seal)



State of South Carolina,  
Greenville County

Personally appeared before me L. A. Hutson, Jr.

and made oath that he saw the within named grantor(s) James Alvin Hawkins sign, seal and as his act and deed deliver the within written deed, and that he, with Ralph W. Drake witnessed the execution thereof.

Sworn to before me this 23rd day of December, A. D. 1952.  
*Ralph W. Drake* (Seal)  
Notary Public for South Carolina

*L. A. Hutson, Jr.*

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER

I, Ralph W. Drake Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Doris C. Hawkins wife of the within named James Alvin Hawkins 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 B. W. and Ruth C. Masters, 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 23rd day of December, A. D. 1952.  
*Ralph W. Drake* (Seal)  
Notary Public for South Carolina

*Doris C. Hawkins*

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 24th day of December 1952 at 10:23 A.M. #28436