

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, T. A. Townsend,

in consideration of the sum of Thirteen Hundred Ninety-Eight and 32/100 (\$1,398.32) DOLLARS, and the assumption of the 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 the said

W. R. Cordell, his heirs and assigns forever:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate about 3 miles from the City of Greenville, near State Highway No. 13, and being known and designated as Lot No. 5 of the property of Ruby R. Graham, and having the following metes and bounds, to-wit:

BEGINNING at a point, the center of the intersection of the Old Southern Railway bed and a county road, and running thence with the said county road S 67-38 E 331.4 feet to a point; thence continuing with said road S 75-03 E 187.4 feet to a point; thence still continuing with said road S 39-19 E 38.3 feet to a point; thence N 59-14 E 217.5 feet to a point; thence N 80-37 E 21.8 feet to a point on a 15 foot alley; thence with the Western side of said alley N 24-28 W 210 feet to a point in the center of the old Southern Railway bed; thence with the center of the old Southern Railway bed S 75-15 W 216.2 feet to a point; thence continuing with the center of the old Southern Railway bed S 79-46 W 205.4 feet to a point; thence still continuing with the center of the old Southern Railway bed S 83-09 W 414 feet to the point of beginning, containing 2.22 acres, more or less.

This is the same property conveyed to the grantor by deed of J. P. Moore, dated July 21, 1949 and recorded in the RMC Office for Greenville County in Deed Book 356, page 351.

As part of the consideration hereof the grantee assumes and agrees to pay the unpaid balance of \$3,301.68 due on that certain mortgage given by the grantor, T. A. Townsend, to First Federal Savings & Loan Association, Greenville, S. C., dated July 10, 1953, in the original amount of \$3,400.00, and recorded in the RMC Office for Greenville County in Mortgage Book 562, page 17.

GRANTEE TO PAY 1954 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 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 3rd day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures and seals of witnesses, including three 'SOUTH CAROLINA DOCUMENTARY' stamps and a 'DOLLAR' stamp.

State of South Carolina, Greenville County

Personally appeared before me Harry R. Stephenson, Jr.

and made oath that he saw the within named grantor(s) T. A. Townsend deliver the within written deed, and that he, with Schaefer B. Kendrick sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 3rd day of February, A. D. 19 54

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Schaefer B. Kendrick, Notary Public for Greenville County

unto all whom it may concern, that Mrs. Margaret J. Townsend wife of the within named T. A. Townsend did this day appear before me, and upon being privately and separately examined by me, did declare that she did so voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and relinquish unto W. R. Cordell,

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 3rd day of February, A. D. 19 54

Recorded this 5th day of February 19 54, at 9:06 A.M., No. #2691