

STATE OF SOUTH CAROLINA,
County of GREENVILLE.

GREENVILLE
FEB 6 11 AM 1954
LIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That we, JAMES H. SCROGGS AND EULA E. SCROGGS,
in the State aforesaid,

in consideration of the sum of Three Thousand Three Hundred Twenty-nine and 37/100 (\$3,329.37) Dollars and assumption of mortgage 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 THOMAS EUGENE ROSS AND KIZZIE JANE ROSS:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 44, Section 1, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., on December 20, 1948, and recorded in the R. M. C. Office for Greenville County in Plat Book S, at pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 28 Smythe Street and fronts thereon 75 feet.

This is the identical property heretofore conveyed to the grantors herein by J. P. Stevens & Co., Inc. by its deed dated May 1, 1949, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 382, at page 210.

This conveyance is made subject to all conditions, restrictions and reservations contained in the deed of J. P. Stevens & Co., Inc. above referred to.

The mortgage herein assumed by the grantees was given by the grantors to Liberty Life Insurance Company on May 1, 1949, in the original principal sum of \$3850.00 and is recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 426, at page 597.



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, their Heirs and Assigns forever. And the grantor(s) do 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 s and seal s this 6th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

James H. Scroggs
Eula E. Scroggs
Ellen M. Lockaby

James H. Scroggs (Seal)
Eula E. Scroggs (Seal)

STATE OF SOUTH CAROLINA,

County of GREENVILLE.

Personally appeared before me Ellen M. Lockaby

and made oath that she saw the within named grantor(s) sign, seal and as their act and deed deliver the within written deed, and that she, with J. Milton Williams witnessed the execution thereof.

Sworn to before me this 6th day of February, A. D. 1954.

J. Milton Williams
Notary Public for South Carolina

Ellen M. Lockaby

STATE OF SOUTH CAROLINA,

County of GREENVILLE.

RENUNCIATION OF DOWER

I, J. Milton Williams, a Notary Public for S. C.,

do hereby certify unto all whom it may concern, that Mrs. Eula E. Scroggs wife of the within named James H. Scroggs 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) 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 6th day of February, A. D. 1954.

J. Milton Williams
Notary Public for South Carolina

Eula E. Scroggs