

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

GREENVILLE CO. S. C.

Know All Men by These Presents:

That Elmer Frank James

FEB 13 9 34 AM 1954

in consideration of the sum of One Thousand Four Hundred and No/100 ----- DOLLARS, and assumption of mortgage 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 Tommy Charles, his heirs and assigns, forever,

All that lot of land with the buildings and improvements thereon, situate on the southeast side of Brunson Street (formerly known as Grace Street) in the City of Greenville, Greenville County, South Carolina, being shown as Lot 43 on plat of property of E. G. Glenn, known as Glenn Grove Park, made by C. M. Furman, Jr., Engineer, March 28, 1923, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", at Page 148, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeast side of Brunson Street, at joint front corner of Lots Nos. 42 and 43, and running thence with the line of lot 42, S. 28-00 E. 150 feet to an iron pin; thence S. 62-00 W. 55 feet to an iron pin in line of Lot 44; thence with the line of Lot 44, N. 28-00 W. 150 feet to an iron pin on the southeast side of Brunson Street; thence with the southeast side of Brunson Street, N. 62-00 E. 55 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed of Ida Heatherly dated August 13, 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 297, at Page 178.

As a part of the consideration of this conveyance, the Grantee assumes and agrees to pay the balance due on that mortgage given by the Grantor to Aiken Loan and Security Co., in the original amount of \$5,300.00, dated August 13, 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 348, Page 290.

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.

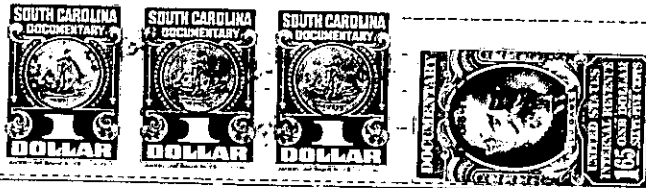
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs and Assigns against the grantor(s) and the grantor(s)'s Heirs 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 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 F. Bryant
Joseph V. Mullock

Elmer Frank James (Seal)



State of South Carolina,

Greenville County

PROBATE ON BACK
Personally appeared before me

and made oath that he saw the within named grantor(s)

deliver the within written deed, and that he, with

sign, seal and as act and deed witnessed the execution thereof.

Sworn to before me this day of, A. D. 19

Notary Public for South Carolina

State of South Carolina,

Jefferson
Greenville County

RENUNCIATION OF DOWER

I, Alma Alexander

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lorene Jeanette James wife of the within named Elmer Frank James 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 Tommy Charles

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 11th day of February, A. D. 1954

Lorene Jeanette James

Alma Alexander (Seal)
Notary Public for South Carolina State of Alabama
My Commission Expires: May 20, 1955

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Recorded this day of 19 at M, No.