

FEB 18 12 30

TITLE TO REAL ESTATE - Leatherwood, Walker, Todd & Mann, Attorneys, East Coffee St., Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, H. W. St. John in the State aforesaid, in consideration of the sum of Five and no/100 DOLLARS, and assumption of mortgage indebtedness hereinbelow set forth, 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

Edna M. St. John, her heirs and assigns, forever:

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, with the improvements thereon, situate on the east side of Markley Street, and having the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the east side of Markley Street at the northwest corner of lot now or formerly belonging to Cora Ann E. Parker and running thence along the east side of Markley Street, N. 20 E. 150 feet to an iron pin; thence S. 68-45 E. 225 feet, more or less, to a pin in line of strip of land heretofore conveyed by H. B. McKoy to Southern Railway Company; thence S. 1-09 E. 155 feet, more or less, to iron pin in line of Parker lot; thence with line of Parker lot, N. 68-54 W. 278.3 feet, more or less, to the point of beginning. Being the same property conveyed to the grantor herein by deed of Greenville Manufacturing Company dated September 6, 1949 and recorded in the R.M.C. Office for Greenville County in Deed Book 392, at page 315.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the unpaid balance on a mortgage covering the above described premises heretofore executed by the grantor herein to the Peoples National Bank of Greenville, S. C., on August 22, 1952, in the original sum of \$40,000.00 and of record in the R.M.C. Office for Greenville County in Mortgage Book 538, at page 133, said unpaid balance being approximately \$34,000.00.

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 18th day of February in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of

Signatures of H. W. St. John and witnesses, with (Seal) markings.

State of South Carolina, Greenville County

Personally appeared before me Winifred Wills

and made oath that she saw the within named grantor(s) H. W. St. John sign, seal and as his act and deed deliver the within written deed, and that she, with D. B. Leatherwood witnessed the execution thereof.

Sworn to before me this 18th day of February, A. D. 19 54. Notary Public for South Carolina

Signature of Winifred Wills

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I,

Notary Public, do hereby certify

GRANTEE WIFE OF GRANTOR!

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 18th day of February 1954 at 12:30 P.M., No. #3724