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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH R.M.C.



Know All Men by These Presents:

That I, James W. Knight in the State aforesaid, in consideration of the sum of FOUR THOUSAND SIX HUNDRED EIGHTY TWO AND 43/100 - - DOLLARS, and the assumption of a mortgage hereinbelow set forth, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Walter S. Peden, his heirs and assigns,

ALL that piece, parcel or lot of land situate, lying and being on the southwestern side of Clearview Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 53, on a plat of Morningside, plat of which is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "FF" at Page 85, and according to said plat has the following metes and bounds to wit;

Beginning at an iron pin on the southwestern side of Clearview Avenue at the joint front corner of Lots 33 and 53 and running thence S 35-45 W 115.8 feet to an iron pin; running thence S 34-25 E 100 feet to an iron pin at the joint corner of Lots 52 and 53; thence 153 feet to an iron pin on the southwestern side of Clearview Avenue; running thence along the southwestern side of said avenue N 34-15 W 125 feet to an iron pin; point of beginning.

The grantee herein expressly assumes and agrees to pay that certain note and mortgage heretofore executed by Henry W. Colberry to Equitable Life Assurance Society which mortgage is recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 283 at Page 39. Said mortgage having a present balance of \$11,317.57.



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 26th day of January in the year of our Lord One Thousand Nine Hundred and Fifty Seven

Signed, Sealed and Delivered in the Presence of

Aileen D. Putman (Seal)
William B. James (Seal)

State of South Carolina

COUNTY OF Greenville

Personally appeared before me Aileen D. Putman

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

Sworn to before me this 26th day of January, A. D., 19 57
William B. James (Seal)
Notary Public for South Carolina

Aileen D. Putman (Seal)

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, William B. James Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pauline A. Knight wife of the within named James W. Knight 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 Walter S. Peden, 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 26th day of January, A. D., 19 57
William B. James (Seal)
Notary Public for South Carolina

Pauline A. Knight (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 2:18 P.M.
Recorded this 29th day of January 1957, at M., No. 2411

2771-A-3