

TITLE TO REAL ESTATE - Offices of PRICE & POAG, Attorneys

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

GREENVILLE CO. S.C.

OLLIE FERRINWORTH R.M.C.



Know All Men by These Presents:

That I, A. Cary Cox in consideration of the sum of TWO THOUSAND THREE HUNDRED & SEVENTY-FIVE & NO/100 in the State aforesaid, 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 the said Marshall D. Taft, Jr., his heirs and assigns, forever:

All that certain piece, parcel or lot of land and the improvements situate thereon located in the City of Greenville, County and State aforesaid, known and designated as Lot No. 47 of Northside Gardens, as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book "S" at page 17, and, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Lullwater Road, at the joint corner of Lots Nos. 47 and 48, and running thence along Lullwater Road S. 37-13 E. 90 feet to an iron pin at the joint corner of Lots Nos. 46 and 47; thence along the joint line of said lots S. 52-47 W. 249.3 feet to an iron pin; thence N. 33-41 W. 90.15 feet to an iron pin at the joint corner of Lot 48 and 47; thence along the joint line of said lots N. 52-47 E. 243.7 feet to an iron pin on Lullwater Road, the point of beginning.

As a part of the consideration of this conveyance the grantee assumes the obligation of, and agrees to pay, that certain note and mortgage given by Stanley Karyl Holmes to General Mortgage Co. on September 28, 1954, in the original amount of \$18,900.00, the mortgage being recorded in the RMC Office for the State and County aforesaid in Mortgage Book 611 at page 171.

This is the identical property conveyed to the grantor by deed of Effie C. Berry recorded in the RMC Office in Deed Book 567 at page 98.

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 11th day of June in the year of our Lord One Thousand Nine Hundred and fifty-eight

Signed, Sealed and Delivered in the Presence of

Signatures of A. Cary Cox and witnesses, with (Seal) markings.

State of South Carolina Greenville County

Personally appeared before me John M. D. Hard

and made oath that he saw the within named grantor(s) A. Cary Cox sign, seal and as his act and deed deliver the within written deed, and that he, with J. H. Price, Jr witnessed the execution thereof.

Sworn to before me this 11th day of June, A. D. 1958

Signatures of notary and witness, with (Seal) markings.

State of South Carolina Greenville County

RENUNCIATION OF DOWER

I, J. H. Price, Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elizabeth B. Cox wife of the within named A. Cary Cox 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 Marshall D. Taft, Jr., his 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 11th day of June, A. D. 1958

Signatures of notary and witness, with (Seal) markings.

Cancelled documentary stamps attached: S. C. \$; U.S. \$ 11:33 A. M. Recorded this 14th day of June 1958, at 1 M, No. 14201 189-2-220