

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

JAN 28 12 16 PM 1959

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by these Presents:

That Franklin A. Folk, as Trustee for Daniel P. Folk, in the State aforesaid, in consideration of the sum of Fourteen Hundred Eighty Four and 25/100 DOLLARS, and assumption of Mortgage indebtedness set out 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

Alvin A. McCall, Jr., his Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in Butler Township, Greenville County, State of South Carolina, being known and designated as Lot No. 52 of a subdivision known as McSwain Gardens, a Plat of which is of record in the R.M.C. Office for Greenville County in Plat Book GG, at page 75, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Shadydale Court, at the joint front corner of Lots Nos. 51 and 52, and running thence S. 03-02 E. 218.3 feet to a point at the joint rear corners of Lots Nos. 51 and 52; thence S. 80-30 W. 85 feet to a point at the joint rear corners of Lots Nos. 52 and 53; thence N. 10-12 W. 238.7 feet to a point on the Southern side of Shadydale Court, at the joint front corner of Lots Nos. 52 and 53; thence with the Southern side of Shadydale Court, N. 88-26 E. 64.7 feet to a point; thence continuing with the Southern side of Shadydale Court, S. 84-34 E. 50.3 feet to the point of beginning.

This Deed is executed subject to existing and recorded restrictions and rights of way.

The above being the same property conveyed to the Grantor, as Trustee, by Deed recorded in Deed Book 607, at page 161, R.M.C. Office for Greenville County, and this conveyance is made pursuant to the authority given the Trustee in said Deed.

The Grantee assumes and agrees to pay the balance due on Mortgage of David L. Powell and Franklin A. Folk to William R. Timmons, Jr. and W. T. Patrick in the amount of \$126.74 said Mortgage being recorded in Mortgage Book 727, at page 309, R.M.C. Office for Greenville County and in the original amount of \$1,376.10.

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-nine.

Signed, Sealed and Delivered in the Presence of

[Signatures of Belton O. Thomason, Jr.]

[Signature of Franklin A. Folk] (Seal)
as Trustee for Daniel P. Folk (Seal)
(Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA,
Greenville County

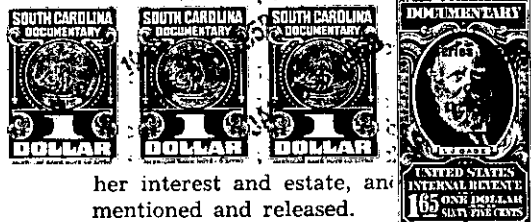
Personally appeared before me Obera F. Mitchell

and made oath that he saw the within named grantor(s) Franklin A. Folk, as Trustee for Daniel P. Folk sign, seal and as his act and deed deliver the within written deed, and that she, with Belton O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 26th day of January, A. D., 1959.
[Signature of Obera F. Mitchell] (Seal)
Notary Public for South Carolina

RENUNCIATION OF DOWER
(UNNECESSARY)

Notary Public, do hereby certify



in being privately and separately examined by me, did declare that she does not have, and does not claim, any interest, right or claim of Dower of, in or to all and singular the premises within her interest and estate, and the same are hereby released.

GIVEN under my hand and seal this _____ day of _____, A. D., 19____.
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 28th day of January 1959, at 12:16 P.M., No. 19148

277.2-4-7