

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

FILED
GREENVILLE CO., S. C.

FEB 25 9 46 AM 1960
Known and Assumed by These Presents:

That I, Philip F. Fox in consideration of the sum of Eight Hundred (\$800.00) 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 Roderick H. Rushford and Marjorie W. Rushford,

in the State aforesaid,
DOLLARS,

All that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 11 on plat of PECAN TERRACE, recorded in the RMC Office for Greenville County, S. C., in Plat Book "GG", page 9; said lot having a frontage of 70 feet on the southeast side of Mayflower Avenue, a parallel depth of 150 feet and a rear width of 70 feet.

This is the same lot conveyed to grantor by Clarence K. Dean by deed recorded July 19, 1958 in volume 602 page 269 of the RMC Office for Greenville County. This lot is conveyed subject to the building restrictions applicable to Pecan Terrace subdivision and recorded in the RMC Office for Greenville County in Deed book 477 page 291.

The grantee herein assumes and agrees to pay that certain mortgage given by grantor to Aiken Loan & Security Company in the original amount of \$10,200 which is recorded in the RMC Office for Greenville County in mortgage volume 724 page 53, on which there is a balance due of \$ 9,707.41.



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 their 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 24 day of February in the year of our Lord One Thousand Nine Hundred and sixty.

Signed, Sealed and Delivered in the Presence of

Joyce Saunders
Genobia Cox

Philip F. Fox (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Joyce Saunders

and made oath that she saw the within named grantor(s) Philip F. Fox sign, seal and as his act and deed deliver the within written deed, and that she, with Genobia Cox witnessed the execution thereof.

Sworn to before me this 24 day of February, A. D. 19 60
Genobia Cox (Seal)
Notary Public for South Carolina

Joyce Saunders

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Genobia Cox

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Climons L. Fox wife of the within named Philip F. Fox 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 Roderick H. & Marjorie W. Rushford, their 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 24 day of February, A. D. 19 60
Genobia Cox (Seal)
Notary Public for South Carolina

Climons L. Fox

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 25th day of February 19 60 at 9:46 A. M., No. 23801

381-3-B