

OCT 11 2 31 PM 1963

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE ... NORTH R. M. C.

Know All Men by These Presents:

That I, JOHN M. GERO, JR., in the State aforesaid, in consideration of the sum of TWO THOUSAND FIVE HUNDRED and NO/100--(\$2,500.00)--DOLLARS, plus assumption of mortgage (see 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 R. W. Manley, his heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the southern side of Forest Circle Drive, near the City of Greenville, being known and designated as Lot No. 30 on plat of property of Victor-Monaghan Company Development No. 1, made by Dalton & Neves, Engineers, December, 1941, recorded in Plat Book M, at Page 39, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Forest Circle Drive, joint front corner of Lots Nos. 29 and 30, and running thence with the common line of said lots, S. 19-34 W. 195 feet to an iron pin, joint rear corner of said lots; thence S. 70-24 E. 75 feet to an iron pin, joint rear corner of Lots Nos. 30 and 31; thence along the common line of said lots, N. 59-16 E. 171.3 feet to an iron pin on the south side of Forest Circle Drive, joint front corner of said last mentioned lots; thence along the south side of Forest Circle Drive, N. 51-30 W. 195 feet to the beginning corner; being the same conveyed to the grantor herein by deed recorded in Deed Volume 566 at Page 431.

It is understood and agreed that as a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay a certain note and mortgage in the original sum of \$4,500.00 executed by Junius K. Campbell, Jr. and Evelyn P. Campbell to Fidelity Federal Savings & Loan Association of Greenville, S. C. and recorded in the R. M. C. Office for Greenville County in Mortgage Book 622, at Page 71, upon which there remains a balance due of \$3,015.68.

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 October in the year of our Lord One Thousand Nine Hundred and sixty-three.

Signed, Sealed and Delivered in the Presence of Jeannette Sullens, E.P.R. Riley, Jr. (Seal) John M. Gero, Jr. (Seal) SOUTH CAROLINA DOCUMENTARY 5 DOLLARS (Seal) UNITED STATES FEDERAL RESERVE NOTE (Seal)

State of South Carolina, Greenville County Personally appeared before me Jeannette Sullens

and made oath that she saw the within named grantor(s) John M. Gero, Jr., written deed, and that she, with E. P. Riley, Jr., sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 11th day of October, A. D. 1963 Edward P. Riley, Jr. (Seal) Notary Public for South Carolina Jeannette Sullens

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Edward P. Riley, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Kathleen D. Gero wife of the within named John M. Gero, Jr. 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 R. W. Manley, 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 October, A. D. 1963 Edward P. Riley, Jr. (Seal) Notary Public for South Carolina Kathleen D. Gero

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 11th day of October 1963 at 2:31 P.M., No. 10851

134-8-2