

Prepared by JOHN M. DILLARD, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE L. WORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, that HENRY C. HARDING

in consideration of \$2,100.00 and assumption of mortgage indebtedness set forth below - - - - Dollars the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ARTHUR JAMES, his heirs and assigns, forever:

ALL that lot of land in Gantt Township, Greenville County, South Carolina, lying on the Eastern side of Belle Court being shown and designated as Lot No. 5 on a Revised Final Plat of Ashland Terrace subdivision made by R. B. Bruce, Reg. L. S., dated August 2, 1963, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book DDD, Page 160, and having according to said Plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Belle Court at the joint front corner of Lots Nos. 5 and 6, and running thence along the common line of said Lots S. 87-00 E., 189.5 feet to an iron pin; thence N. 3-00 E., 85 feet to an iron pin; thence along the lines of Lots Nos. 1 and 4 N. 87-00 W., 189.5 feet to an iron pin on the Eastern side of Belle Court; thence along the Eastern side of Belle Court S. 3-00 W., 85 feet to an iron pin, the beginning corner.

THE above described property is hereby conveyed subject to Protective Covenants applicable to Ashland Terrace subdivision recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 730, Page 13.

As a part of the consideration for this Deed the Grantee herein does hereby assume and agree to pay in full the indebtedness due on that certain Note and Mortgage executed by Henry C. Harding to Carolina Federal Savings and Loan Association of Greenville, South Carolina, recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 942, Page 16, upon which there is a present balance due in the sum of \$8,400.00.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 26th day of February, 1964 .

SIGNED, sealed and delivered in the presence of

Henry C. Harding (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of February, 1964 .

John M. Dillard (SEAL) *Serge D. Aray*

Notary Public for South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

26th day of February, 1964
John M. Dillard (SEAL)

Notary Public for South Carolina

Thelma Harding

RECORDED this 3rd day of March 1964 at 12:30 P. M. No. 24740

-145-385-2-40