

THE STATE OF SOUTH CAROLINA, County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, John A. Russell, of Greenville County

in the State aforesaid, in consideration of the sum of Ten DOLLARS, and other valuable considerations

In hand paid at and before the sealing of these presents by Greenville Realty & Investment Company, a corporation (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 Greenville Realty & Investment Company, its successors and assigns; All that piece, parcel or lot of land in the City of Greenville, County and State aforesaid, in Ward 2, Beginning at a stake corner of Lavinia & Franklin Avenues, and running thence with Lavinia Avenue in a Northwesterly direction 88 feet to a stake; thence in an Easterly direction 172 feet to a stake on Franklin Avenue; thence with said Franklin Avenue in a Southerly direction 50 feet to a stake; thence continuing with said Franklin Avenue in a Northwesterly direction 155 feet to stake at beginning. This being the same lot of land conveyed to me by Greenville Realty & Investment Company, October 7, 1924 by deed recorded in Vol. 72, page 216.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay a mortgage of \$400.00 due and payable January 31, 1926, bearing interest at 8%, payable semi-annually, together with interest account of said mortgage from September 25, 1924, to which date interest has been paid to mortgagee, said mortgage being in favor of Farmers Loan & Trust Company, recorded in Vol. 145, page 169.

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 said Greenville Realty & Investment Company, its successors, heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Greenville Realty & Investment Company, its successors, heirs and assigns, against me and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 24th day of December in the year of our Lord one thousand nine hundred and twenty four and in the one hundred and forty eighth year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of John W. Lipscomb, Sophie Wallace, John A. Russell, (L. S.)

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me John W. Lipscomb and made oath that he saw the within named John A. Russell sign, seal, and as his wife Sophie Wallace act and deed, deliver the within written Deed; and that he with Sophie Wallace witnessed the execution thereof. SWORN to before me, this 24th day of December A. D. 1924. W. A. Wallace, Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER. I, W. A. Wallace do hereby certify unto all whom it may concern, that Mrs. Alice B. Russell the wife of the within named John A. Russell 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 the within named Greenville Realty & Investment Co. its successors, heirs and assigns, all her interest and estate, and also 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 24th day of December A. D. 1924. W. A. Wallace, Notary Public for S. C. Alice B. Russell. Recorded for February 25th 1925.

END OF Doc.

THE STATE OF SOUTH CAROLINA, County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, W. D. Workman, of the City and County of Greenville

in the State aforesaid, in consideration of the sum of Ten DOLLARS, and other valuable considerations

In hand paid at and before the sealing of these presents by Greenville Realty and Investment Co., a corporation under the laws of the State of South Carolina (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 Greenville Realty and Investment Co. All that certain piece, parcel or lot of land in the City of Greenville, County and State aforesaid, lying on the South side of West Washington Street and being known as Lot No. 3 on plat of property of W.D. Workman, made Oct. 1920, by R.F. Dalton, Engr., and recorded in R.M.C. Office for Greenville County in Plat Book "F" at page 295 and being more fully described as follows:

Beginning at a pin on the South side of West Washington Street, at joint corner of lots Nos. 3 and 4 and running thence N. 47-44 E. 21 feet to a pin, joint corner of lots Nos. 3 and 2; thence along line of Lot No. 3, S. 42-30 W. 161.7 feet to pin on 15 foot alley; thence along said alley N. 46-36 W. 21 feet to a pin, joint corner of lots Nos. 3 and 4; thence N. 42-30 E. 161.3 feet to the beginning corner, being one of the lots conveyed to me by John A. Russell by deed dated Sept. 13th, 1923, recorded in R.M.C. Office for Greenville County in Vol. 102, page 7. As part of the consideration hereinabove expressed the grantee herein by accepting this deed expressly assumes and promises to pay existing mortgage indebtedness in the sum of \$2,500.00 and more fully described as follows: The unpaid balance of a first mortgage in the original sum of \$1,500.00, said unpaid balance being \$1,000.00, executed by F.C. Mauldin to Eliza A. Taylor, together with interest on said \$1,000.00 from Feb. 10th, 1925 until paid. A second mortgage in the sum of \$1,500.00 executed by John A. Russell to F.C. Mauldin together with interest on said second mortgage from August 14, 1924.

Taxes for 1925 to be pro-rated as of Feb. 10th, 1925.

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 said Greenville Realty and Investment Co. its successors, heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Greenville Realty and Investment Co. its successors, heirs and assigns, against me and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 10th day of Feb in the year of our Lord one thousand nine hundred and twenty five and in the one hundred and forty ninth year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of R. B. Meares Jr., Frank F. Leigh, W. D. Workman, (L. S.)

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me R. B. Meares Jr. and made oath that he saw the within named W. D. Workman sign, seal, and as his wife Frank F. Leigh act and deed, deliver the within written Deed; and that he with Frank F. Leigh witnessed the execution thereof. SWORN to before me, this 10th day of Feb A. D. 1925. R. B. Meares Jr., Frank F. Leigh, Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER. I, Frank F. Leigh, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Virginia M. Workman the wife of the within named W. D. Workman 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 the within named Greenville Realty and Investment Co. its successors, heirs and assigns, all her interest and estate, and also 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 10th day of Feb A. D. 1925. Frank F. Leigh, Notary Public for S. C. Virginia M. Workman. Recorded for February 25th 1925.

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