

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

1954 4 28 PM

Know All Men by These Presents:

That We, William A. Jewell and Pauline S. Jewell, of Greenville County,

in consideration of the sum of Fifteen Hundred, Nineteen and 76/100 - - - (\$1519.76) - - - DOLLARS, and the assumption of mortgage 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 grantee, Julian Cowart, his heirs and assigns forever:

All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 24, Section 1, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S. C." made by Pickell & Pickell, Engineers, Greenville, S.C., on Dec. 20, 1948 and recorded in the R. M. C. office for Greenville County in Plat Book S, at pages 179-181, inclusive, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pelzer Street, joint front corner of Lot 23 and 24, and running thence with the joint line of said lots, N. 83-21 W. 96.2 feet to an iron pin on the eastern side of a 15-foot alley; thence with said alley, N. 6-14 E. 75.02 feet to an iron pin, joint rear corner of Lots 24 and 25; thence with the joint line of said lots, S. 82-21 E. 98.1 feet to an iron pin on the western side of Pelzer Street; thence with Pelzer Street, S. 6-39 W. 75 feet to the beginning corner; being the same conveyed to us by J. P. Stevens & Co., Inc. by its deed dated May 1, 1949 and recorded in the R.M.C. office for Greenville County in Vol. 382, page 233.

The above described lot is shown on the Township Block Book at Sheet 142, Block 17, Lot 13, and the grantee is to pay taxes for the year 1954, said taxes having been pro-rated as of this date.

The grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed in the original sum of \$3,000.00 by the grantors in favor of Liberty Life Insurance Company, recorded in the R.M.C. office for Greenville County in Mortgage Book 426, at page 273, on which there is a balance due of \$2,480.24 as of this date.

This conveyance is made subject to the restrictions, easements and rights-of-way as recorded in Vol. 382, at page 233.

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.

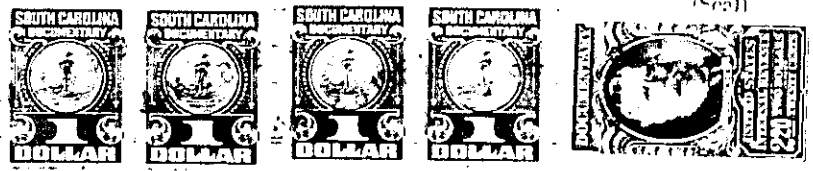
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand s and seal s this 28th day of May in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Mary Louise Sullivan
Bill B. Bozeman

William A. Jewell (Seal)
Pauline S. Jewell (Seal)



State of South Carolina, Greenville County

Personally appeared before me Mary Louise Sullivan

and made oath that she saw the within named grantor(s) William A. Jewell and Pauline S. Jewell deliver the within written deed, and that she, with Bill B. Bozeman sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 28th day of May, A. D. 1954. Bill B. Bozeman (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Bill B. Bozeman, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pauline S. Jewell wife of the within named William A. Jewell did this day appear before me, and upon being privately and separately examined by me, did declare that she did, freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Julian Cowart, 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 28th day of May, A. D. 1954. Bill B. Bozeman (Seal) Notary Public for South Carolina

Pauline S. Jewell

Recorded this 28th day of May 1954 at 4:36 P.M., M., No. #11968 142-17-13