

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, J. E. Fitzpatrick in the State aforesaid, in consideration of the sum of Thirty-eight hundred and fourteen and 64/100 DOLLARS, and 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 J. C. Koon, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, on the West side of Wilton Street, being known and designated as lot 20, as shown on a map of Wilton Oaks, prepared by Dillon & Reeves in June 1952, recorded in Plat Book AB at Page 40, and described as follows:

BEGINNING at an iron pin on the West side of Wilton Street, at the front corner of lots 19 and 20, and running thence with joint line of said lots, S. 89-25 E. 144.6 feet to iron pin in line of lot 17; thence with line of lot 17, S. 2-25 W. crossing a 10 foot easement strip 62 feet to iron pin; thence S. 79-15 E. 147.2 feet, more or less, to iron pin in the west side of Wilton Street; thence recrossing said easement strip and running N. 22-12 E. 77.2 feet to the point of beginning. Being the same premises conveyed to the grantor by Edward C. McNeill by deed recorded in Volume 489 at Page 24.

Subject however to a 10 foot easement reserved for utilities for ingress and egress along the southern boundary of the above described premises to lots 17 and 16.

Grantee is to pay 1954 taxes.

As a part of the consideration of this deed the grantee assumes and agrees to pay the balance of \$8185.36 on a mortgage held by Fidelity Federal Savings & Loan recorded in Volume 579 at Page 216.



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 29 day of May in the year of our Lord One Thousand Nine Hundred and

Fifty-Five

Signed, Sealed and Delivered in the Presence of

Witness signatures and seals: Emma W. King, J. E. Fitzpatrick, and two other witnesses.

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Emma W. King

and made oath that she saw the within named grantor(s) J. E. Fitzpatrick sign, seal and execute the within act and deed deliver the within written deed, and that she, with E. M. Blythe, Jr. witnessed the execution thereof.

Sworn to before me this 29 day of May, A. D. 1954 Notary Public for South Carolina

Emma W. King

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, E. M. Blythe, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Alice T. Fitzpatrick wife of the within named J. E. Fitzpatrick 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 J. C. Koon, his 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 29th day of May, A. D. 1954 Notary Public for South Carolina

Alice T. Fitzpatrick

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 29th day of May 1954 at 10:14 A.M. M. No. #11998