

TITLE TO REAL ESTATE—Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Augustus G. Hart, Jr., in the State aforesaid, in consideration of the sum of ONE THOUSAND, NINE HUNDRED NINETY-SIX & 57/100 (\$1,996.57) - - DOLLARS, and assumption of mortgage described 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

WITMER B. WILCOX, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 4, Property of J. R. Jenkinson, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "T", at page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Meyers Drive (formerly Phillips Lane), joint front corner Lots No. 3 and No. 4, which iron pin is 1212.1 feet from the intersection of Augusta Court Street and Meyers Drive (formerly Phillips Lane), and running thence N. 37-46 E. 178.4 feet to an iron pin, joint rear corner Lots No. 3 and No. 4; thence N. 41-30 W. 71.5 feet to an iron pin joint rear corner Lots No. 4 and No. 5; thence S. 37-46 W. 192.2 feet to an iron pin on the Northerly side of Meyers Drive (formerly Phillips Lane), joint front corner Lots No. 4 and No. 5; thence along the Northerly side of Meyers Drive (formerly Phillips Lane) S. 52-14 E. 70 feet to an iron pin, the point of beginning.

The grantee herein is to pay the 1954 taxes on the above-described property.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms that certain note and mortgage given by the grantor to C. Douglas Wilson & Co., on which there is a balance due of Nine Thousand, Three Hundred Three and 43/100 Dollars (\$9,303.43). Said mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgages Volume 467, page 95.

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 4th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Anne M. White

Edward Ryan Hamer

Augustus G. Hart, Jr.

(Seal) (Seal)



State of South Carolina, Greenville County

Personally appeared before me Anne M. White

and made oath that she saw the within named grantor(s) Augustus G. Hart, Jr., written deed, and that she, with Edward Ryan Hamer sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 4th day of August, A. D. 1954

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Anne M. White

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Susan H. Hart wife of the within named Augustus G. Hart, 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 Witmer B. Wilcox, 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 4th day of August, A. D. 1954

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Susan H. Hart

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 4th day of August 1954 at 4:49 P.M., No. #17351