

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, Pallard Gregory Eanes in the State aforesaid, in consideration of the sum of One Dollar (\$1.00) and love and affection for my sister - DOLLARS, in-law and assumption of mortgage indebtedness 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 Mary W. Eanes, her heirs and assigns forever:

All my right, title, and interest in and to the following two lots:

All that lot of land in Greenville County, State of South Carolina, in Greenville Township, on the northwest side of Ridgeway Avenue, being Lot 13, as shown on plat of the property of A. F. Day and Zora L. Ridgeway made June 1939, by Dalton & Neves, (see Plat Book 7 at Page 93), and having the following metes and bounds, to-wit: BEGINNING at an iron pin on Ridgeway Avenue at the southwest corner of Lot 11 and running thence along Ridgeway Avenue S. 33-56 W. 60 feet to an iron pin; thence north along property of Zora L. Ridgeway N. 56-04 W. to an iron pin on lines of property of A. F. Day; thence N. 36-07 E. 60.04 feet to iron pin, joint corner of Lots 11 and 12; thence S. 56-07 W. 107.3 feet along eastern line of home place of Zora L. Ridgeway and lot 11 to the beginning corner. Being the same premises conveyed to Price W. Eanes and Mary W. Eanes by deed recorded in Deed Book 409 at Page 204.

Also: All that other certain lot of land on the northern side of Primrose Lane in the City of Greenville, shown as Lot No. 70 on plat of Northside Gardens recorded in Plat Book "5" at Page 17, being the same lot of land conveyed to Price W. Eanes and Mary Eanes by deed recorded in Deed Book 470 at Page 137, reference to said deed being hereby craved for a more complete description.

It is understood that the first lot above described is conveyed subject to a mortgage held by Fidelity Federal Savings & Loan Association recorded in Mortgage Book 361 at Page 207, upon which there is a balance due of approximately \$3600.00. Price W. Eanes died intestate July 12, 1955, leaving as his sole heirs at law his wife, Mary W. Eanes, and one brother, Pallard Gregory Eanes, and the purpose of this deed is to vest complete title in Mary W. Eanes.

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 her 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 30th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-five.

Signed, Sealed and Delivered in the Presence of [Signatures: Ethel Mae, Cathy Kelly] (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, GREENVILLE County } Personally appeared before me Ethel Mae

and made oath that he saw the within named grantor(s) Pallard Gregory Eanes sign, seal and assent to his act and deed deliver the within written deed, and that he, with Cathy Kelly witnessed the execution thereof.

Sworn to before me this 30th day of July, A. D. 1955 [Signature: John E. Gammon] (Seal) Notary Public for South Carolina My Commission Expires June 28, 1958

STATE OF SOUTH CAROLINA, GREENVILLE County } I, John E. Gammon Notary Public, do hereby certify

unto all whom it may concern, that Mrs. P. G. Eanes wife of the within named Ballard Gregory Eanes 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 Mary W. Eanes, her 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 30th day of July, A. D. 1955 [Signature: John E. Gammon] (Seal) My Commission Expires June 28, 1958 [Signature: Mrs. P. G. Eanes]

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 5th day of August, 1955, at 2:35 P. M., No. 19988

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