

STATE OF SOUTH CAROLINA, County of GREENVILLE

NOV 19 12 05 PM 1955



KNOW ALL MEN BY THESE PRESENTS That WE, WALTON H. CLIFTON, JR. AND JUANITA M. CLIFTON, R.M.C. in the State aforesaid,

in consideration of the sum of Seven Thousand Four Hundred Thirteen and 63/100ths (\$7,413.63) Dollars and assumption of mortgage as set forth 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 SIDNEY L. JAY:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, being known and designated as Lot No. 20 as shown on plat of property of Morningside, as made by Dalton & Neves, Engineers, in December, 1952, which plat is of record in the R. M. C. Office for said County and State in Plat Book "EE", at pages 2 and 3, reference to which plat is hereby made, said lot of land being described by metes and bounds, as follows, to-wit:

BEGINNING at an iron pin on Southwestern side of Richbourg Road as shown on said plat at the corner common to Lots 20 and 21, and running thence S. 43-30 W. along the dividing line between Lots 20 and 21, 200.0 feet to an iron pin at the corner of Lot 3; thence S. 46-30 E. along the dividing line between Lots 20 and 3, 125 feet to an iron pin at the corner of Lot 4; thence N. 43-30 E. along the dividing line between Lots 20 and 19, 200 feet to an iron pin on the Southwestern side of Richbourg Road; thence N. 46-30 W. to the place of beginning, 125 feet.

This is the identical property conveyed to the grantors herein by deed of Lide L. Richbourg and Lila M. Richbourg, dated February 12, 1954, and recorded in the R. M. C. Office for Greenville County in Deed Book 494 at page 176.

The mortgage herein assumed by the grantee was given by Walton H. Clifton, Jr. and Juanita M. Clifton to Fidelity Federal Savings and Loan Association, Greenville, S. C. in the original principal sum of \$10,000.00 and is recorded in the R. M. C. Office for Greenville County in Mortgage Book 591 at page 112, the balance of \$9,536.37 being assumed herewith.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, his Heirs and Assigns forever. And the grantor(s) do 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 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) hands and seals this 17th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-five.

Signed, Sealed and Delivered in the Presence of Mildred Sinquefield Thomas F. Madden

Walton H. Clifton, Jr. (Seal) Juanita M. Clifton (Seal)

STATE OF SOUTH CAROLINA County of GREENVILLE Personally appeared before me Mildred Sinquefield and made oath that she saw the within named grantor(s) sign, seal and as their act and deed deliver the within written deed, and that she with Thomas F. Madden witnessed the execution thereof.

Sworn to before me this 17th day of November, A. D. 1955

Notary Public for South Carolina Florida

Mildred Sinquefield (Seal)

RENUNCIATION OF DOWER I, Ross Parrish, do hereby certify unto all whom it may concern, that Mrs. Juanita M. Clifton wife of the within named Walton H. Clifton, 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 compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the grantee, 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.

Notary Public for South Carolina Florida

Juanita M. Clifton (Seal)

Recorded November 19th, 1955, at 12:03 P.M. #30149