

JUL 25 4 47 PM 1957

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARRWORTH R. M. C.

Know All Men by These Presents:

That I, J. Carroll Magarahan in the State aforesaid, in consideration of the sum of One (\$1.00) DOLLARS, LOVE AND AFFECTION 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 JAMES F. MAGARAHAN, III, his heirs and assigns,

All that piece, parcel and strip of land in the City of Greenville, county of Greenville, state of South Carolina, being a portion of Lot No. 197 on plat of TRAXLER PARK recorded in plat book F pages 114-115 of the RMC Office for Greenville County, S. C., and having according to a survey made July 1957 by R. W. Dalton, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Mount Vista Avenue which iron pin is 54.2 feet west from the southwest corner of the intersection of Rock Creek Drive and Mount Vista Avenue; thence with the southeast side of said Mount Vista Avenue S. 54-37 W. 9.5 feet to a point corner of property of the grantee; thence with line of said property S. 25-23 E. 190 feet to a point in line of Lot No. 201; thence with the line of said lot N. 64-37 E. 7 feet to an iron pin; thence with the line of other property of the grantor N. 24-38 W. 190 feet to the beginning corner.

This is a portion of the property conveyed to the grantor by Frank Moore by deed dated April 16, 1938 recorded in deed volume 203 page 152.

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 19 day of July in the year of our Lord One Thousand Nine Hundred and fifty-seven.

Signed, Sealed and Delivered in the Presence of

W.W. Wilkins Genobia Cox

James Magarahan (Seal)

State of South Carolina, Greenville County

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) J. Carroll Magarahan sign, seal and as his act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 19 day of July, A. D. 1957. W.W. Wilkins (Seal) Notary Public for South Carolina

Genobia Cox

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Catherine O. Magarahan wife of the within named J. Carroll Magarahan 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 James F. Magarahan, III, 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 19 day of July, A. D. 1957. W.W. Wilkins (Seal) Notary Public for South Carolina

Catherine O. Magarahan

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 25th day of July 1957 at 4:47 P. M. No. 17587

PROF 205-3-66 OUT OF 205-3-1