

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

WILLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, James E. Evatt, in the State aforesaid, in consideration of the sum of Three Hundred Fifty-six and 70/100 (\$356.70) - - - - - DOLLARS, and subject to the mortgage referred to 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 T. Frank Huguenin, John T. Douglas, and Faust Nicholson, their heirs and assigns, forever:

All that lot of land with the improvements thereon situate on the South side of Prancer Avenue, in the City of Greenville, in Greenville County, State of South Carolina, shown as Lot 313 on plat of Pleasant Valley, made by Dalton & Neves, Engineers, April 1946, revised February 1950, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "P", at page 88, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Prancer Avenue, at joint front corner of Lots 313 and 314, and running thence along the line of Lot 314, S 0-08 E 160 feet to an iron pin; thence S 89-52 W 60 feet to an iron pin; thence with the line of Lot 312, N 0-08 W 160 feet to an iron pin on the South side of Prancer Avenue; thence along the South side of Prancer Avenue, N 89-52 E 60 feet to the beginning corner.

This is the same property conveyed to the Grantor by deed of David G. Traxler, dated November 4, 1950, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 422, at page 467.

It is understood that this property is conveyed subject to that mortgage given by the Grantor herein to C. Douglas Wilson & Co., under date of November 4, 1950, in the original sum of \$5950.00, which is recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 482, at page 259. It is also expressly understood that the Grantees herein are not assuming any personal liability for this mortgage.

This property is also conveyed subject to assessments due the City of Greenville for sidewalk, curb and gutter paving.

For restrictions applicable to the above property, see Deed Book 301, at page 60, and Deed Book 367, at page 106, said R. M. C. Office. Grantees to pay 1951 taxes.

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 their 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 5th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-one.

Signed, Sealed and Delivered in the Presence of James E. Evatt (Seal), Carol W. Thomas (Seal), Patrick C. Fant (Seal), and three cancelled documentary stamps (Seal).

State of South Carolina, Greenville County Personally appeared before me Carol W. Thomas

and made oath that s he saw the within named grantor(s) James E. Evatt sign, seal and as his act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 5th day of September, A. D. 19 51 Patrick C. Fant (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nell W. Evatt wife of the within named James E. Evatt 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 T. Frank Huguenin, John T. Douglas, and Faust Nicholson, their 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 5th day of September, A. D. 19 51 Patrick C. Fant (Seal) Notary Public for South Carolina Nell W. Evatt

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 6th day of September 1951 at 2:57 P. M., No. 20623 222-8-13