

FEB 13 11 43 AM 1952

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE FARNSWORTH
R. M. C.

Know All Men by These Presents:

That Waco F. Childers, Jr. and Calvin G. Ridgeway in the State aforesaid, in consideration of the sum of - -Two Thousand Four Hundred Seventy Five and 45/100 (\$2475.45)- 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 John W. Davis, his heirs and assigns, all that piece, parcel or lot of land situate, lying and being on the West side of Sitka Avenue (formerly King Avenue); in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 14 on plat of Parkview made by Dalton & Neves, Engineers, June, 1942, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book M, page 49, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Sitka Avenue, joint front corner Lots Nos. 13 and 14, the said pin also being 75 feet in a Northerly direction from the point where the West side of Sitka Avenue intersects with the North side of Alaska Avenue (formerly Morningside Drive) and running thence with the line of Lot No. 13 S. 63-45 W. 150 feet to an iron pin on the East side of Neely Drive; thence with the East side of Neely Drive N. 26-15 W. 50 feet to an iron pin; thence with the line of Lot No. 15 N. 63-45 E. 150 feet to an iron pin on the West side of Sitka Avenue; thence with the West side of Sitka Avenue S. 26-15 E. 50 feet to the beginning corner.

This property is conveyed subject to the restrictive covenants and building restrictions which are recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Vol. 245, page 138.

Grantee to pay 1952 taxes.

This is the same property conveyed to the grantors herein by Burgin R. Lance, by deed dated October 6, 1951, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Vol. 443, page 159.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and Mortgage given to C. Douglas Wilson & Co. by John Ray Eudy on which there is a balance due of \$5174.55, said mortgage recorded in said office in Mortgage Vol. 354, page 290.

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)' 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)' Heirs and Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)' hand and seal this 13th day of February in the year of our Lord One Thousand Nine Hundred and fifty two.

Signed, Sealed and Delivered in the Presence of

Ross Carter

Edward Ryan Hamer

Waco F. Childers, Jr. (Seal)
Calvin G. Ridgeway (Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Ross Carter

and made oath that s he saw the within named grantor(s) Waco F. Childers, Jr. and Calvin G. Ridgeway sign, seal and as their act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 13th day of February, A. D. 1952

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Ross Carter

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. Elaine D. Childers wife of the within named Waco F. Childers, 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 John W. Davis, 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 13th day of February, A. D. 1952

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Elaine D. Childers

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this day of 19 at M. No.

(OVER)