

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, Carl R. Alexander in the State aforesaid, in consideration of the sum of ONE THOUSAND, THREE HUNDRED TWENTY & 48/100 (\$1,320.48) - - - 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

LOIS S. KAY, her heirs and assigns,

All that piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #3 and the Southerly and adjoining three-foot strip of Lot # 2, Property of James M. Bruce, Furman C. Smith and Others, as per plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "T", at Page 173, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, on the Easterly side of Taber Street, joint front corner of Lots # 3 and # 4, Property of James M. Bruce, Furman C. Smith and Others, and running thence S. 81-35 E. 98.2 feet to an iron pin, joint rear corner Lots # 3 and # 4; thence N. 8-25 E. 66 feet to an iron pin in the rear line of Lot # 2; thence N. 81-35 W. feet to an iron pin on the Easterly side of Taber Street; thence along the Easterly side of Taber Street S. 23-20 E. 77.2 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given by Carl R. Alexander to C. Douglas Wilson & Co., and assigned to Federal National Mortgage Association, on which there is a balance due of Six Thousand, One Hundred Seventy-Nine & 52/100 (\$6,179.52), said mortgage being recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgages Volume 449, page 387.

The Grantee herein is to pay the 1953 taxes on the above-described property.

This is the same property conveyed to the grantor herein by James M. Bruce and Furman C. Smith by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 401, page 550.

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 8th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

Francis S. Sutton
Mary Ann's Deed

Carl R. Alexander (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Frances S. Sutton

Card made oath that she saw the within named grantor(s) Carl R. Alexander sign, seal and as his act and deed deliver the within written deed, and that she, with William R. Sutton witnessed the execution thereof.

Sworn to before me this 8th day of August, A. D. 1953
William R. Sutton (Seal)
Notary Public for South Carolina

Frances S. Sutton

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, William R. Sutton, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elizabeth B. Alexander wife of the within named Carl R. Alexander 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 Lois S. Kay her 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 8th day of August, A. D. 1953
William R. Sutton (Seal)
Notary Public for South Carolina

Elizabeth B. Alexander

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 11th day of August 1953 at 3:16 P. M., No. #17860

18-7-53