

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

for true consideration See Affidavit Book 17 Page 192

Know All Men by These Presents:

That JAMES HOMER MESSER in the State aforesaid, in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations - - - - DOLLARS,

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 C. F. CATO, Sr., Claude F. Cato, Jr. and Lloyd R. Cato, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Southwest side of the White Horse road and the Northeast side of Bradley Street in the County of Greenville, State of South Carolina and being known and designated as Lots 4 and 25, Section No. 1 on plat of Fallis Annex, prepared by Wm. D. Neves, engineer, dated March, 1913, recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book "C", at page 101 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of White Horse Road at the joint front corner of Lots 3 and 4 and running thence along the Line of Lots 3 and 26, 400 feet to an iron pin on the Northeast side of Bradley Street at the joint front corner of Lots 25 and 26; thence along the Northeast side of Bradley Street, S. 24-00 E. 63 feet to an iron pin at the joint front corner of Lots 24 and 25; thence along the line of Lots 25 and 5, 400 feet to an iron pin on the Southwest side of White Horse Road at the joint front corner of Lots 4 and 5; thence along the Southwest side of the White Horse Road N. 24-00 W. 63 feet to the point of beginning.

The above described lot is the same conveyed to the grantor herein by deed of Harry Palm, as Trustee, dated February 11, 1950 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 402, at page 241.

The grantee is to pay 1954 taxes.

As part of the consideration herein the grantee herein assumes and agrees to pay that mortgage given by James Homer Messer to First Federal Savings and Loan Association, Greenville, S.C. dated January 10, 1951 in the original amount of \$3,500.00 and recorded in the R. M. C. Office for Greenville County, S.C., in Mortgage Book 520, at page 375.

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 13th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Louise M. Moore
Robert B. Kay



James Homer Messer (Seal)

State of South Carolina, Greenville County

Personally appeared before me Louise M. Moore

and made oath that he saw the within named grantor(s) James Homer Messer written deed, and that he, with Robert B. Kay sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 13th day of September, A. D. 1954.

Robert B. Kay (Seal) Notary Public for South Carolina

Louise M. Moore

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Robert B. Kay, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mae C. Messer wife of the within named James Homer Messer 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 C. F. Cato, Sr., Claude F. Cato, Jr. & Lloyd R. Cato, 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 13th day of September, A. D. 1954.

Robert B. Kay (Seal) Notary Public for South Carolina

Mae C Messer

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 14th day of September 1954 at 2:38 P.M. M. No. #20785

231-2427