

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



Know All Men by These Presents:

That I, G. L. Austin, of Greenville County, in the State aforesaid, in consideration of the sum of Four Thousand and No/100 - - - - - (\$4,000.00) - - - - - DOLLARS, and subject to mortgage set out 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 grantee, Carl B. Holland, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southwestern side of Monaghan Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and known as Lot No. 45 on plat of property of Victor-Monaghan Company Development No. 1 made by Dalton & Neves, Engineers, December 1941, recorded in the R. M. C. office for Greenville County, S. C. in Plat Book M, at page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Monaghan Avenue at the joint front corner of Lots No. 44 and 45 and running thence along the common lines of said lots, S. 44-40 W. 246.7 feet to an iron pin, joint rear corner of Lots No. 42, 43, 44 and 45; thence along the rear line of Lots No. 42 and 41, N. 72-23 W. 203 feet to an iron pin in the line of Lot No. 40; thence along the common line of Lots 40 and 45, N. 7-52 E. 101.2 feet to an iron pin at the corner of Lot No. 40; thence N. 73-52 E. 288 feet to an iron pin on the southwestern side of Monaghan Avenue; thence along the southwestern side of Monaghan Avenue, S. 49-0 E. 100.9 feet to an iron pin, the beginning corner; being the same conveyed to me by John Porter Johnson by his deed dated January 31, 1952 and recorded in the R. M. C. office for Greenville County in Vol. 450, at page 245.

The above described lot is shown on the Township Tax Map at Sheet 134, Block 7, Lot 1.

This conveyance is made subject to a mortgage executed by John Porter Johnson to Fidelity Federal Savings and Loan Association in the original sum of \$4500.00, recorded in the R. M. C. office for Greenville County in Mortgage Book 353, at page 110.

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 5th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Vivian W. Bolding
H. Ray Davis

G. L. Austin

(Seal)

(Seal)



State of South Carolina

COUNTY OF Greenville

Personally appeared before me Vivian W. Bolding

and made oath that he saw the within named grantor(s) G. L. Austin

written deed, and that she, with H. Ray Davis sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 5th day of January, A. D., 19 56.

H. Ray Davis (Seal)
Notary Public for South Carolina

Vivian W. Bolding

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, H. Ray Davis

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Marie Austin wife of the within named G. L. Austin

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 Carl B. Holland, 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 5th day of January, A. D., 19 55.

H. Ray Davis (Seal)
Notary Public for South Carolina

Marie Austin

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 6th day of January 19 56, at 5:30 P. M., No. 455

134-7-1