

FEB 11 8 39 AM



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, James R. Sullivan, Jr. in the State aforesaid, in consideration of the sum of Five Thousand Thirty-three and 73/100 DOLLARS, (\$5,033.73) and the assumption of a mortgage as 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

Claude B. Iler, Jr, his heirs and assigns forever.

All those lots of land in Greenville County, State of South Carolina, on the southwestern side of Elaine Avenue, near the City of Greenville, being Lots Nos. 12, 11, and a portion of Lot No. 10, as shown on a plat of property of William M. Edwards, recorded in the R. M. C. Office for Greenville County in Flat Book S, at Page 12, and being described as follows, to-wit:

BEGINNING at a stake on the southwestern side of Elaine Avenue at the corner of Lot No. 13 and running thence with the line of said lot, S. 53-41 E. 270.6 feet to the stake; thence N. 33-31 E. 159.9 feet to a stake; thence N. 56-41 E. 277.6 feet to a stake on Elaine Avenue; thence with the southwestern side of said avenue, S. 31-19 E. 170 feet to the beginning corner.

Lot No. 12 being the same property conveyed to the grantor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 470, at Page 223. Lot No. 11 being the same property conveyed to the grantor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 270, at Page 221; and that portion of Lot No. 10 being the same conveyed to the grantor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 552, at Page 487.

As a part of the consideration for this property, the grantee assumes and agrees to pay a balance of \$9,466.27 due on a mortgage executed by the grantor to Canal Insurance Company, recorded in Book of Mortgages 537, at Page 89.

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 9th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-seven.

Signed, Sealed and Delivered in the Presence of

Leo Howard Hill (Signature)

James R. Sullivan, Jr. (Signature) (Seal)



State of South Carolina, Greenville County

Personally appeared before me Ben C. Thornton

and made oath that he saw the within named grantor(s) James R. Sullivan, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with Leo Howard Hill witnessed the execution thereof.

Sworn to before me this 9th day of February, A. D. 1957. Leo Howard Hill (Signature) (Seal) Notary Public for South Carolina

Ben C. Thornton (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Leo Howard Hill Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred E. Sullivan wife of the within named James R. Sullivan, 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 Claude B. Iler, Jr., 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 9th day of February, A. D. 1957. Leo Howard Hill (Signature) (Seal) Notary Public for South Carolina

Mildred E. Sullivan (Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 11th day of February 1957, at 8:39 A. M., No. 3413

P15.6-1-56\$57