

AUG 13 9 29 AM 1957

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE FAIRBANKS WORTH

Know All Men by These Presents:

That I, William A. Hammond in the State aforesaid, in consideration of the sum of Three Thousand (\$3000.00) Dollars, and the assumption of a mortgage to Carolina Federal Savings & Loan Association dated June 25, 1957, 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 Jewell M. Hammond, his heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the Southeastern side of Cottingham Street near Monaghan Mills, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 58 as shown on a plat entitled "Monaghan Subdivision, Greenville, S.C." made by Piedmont Engineering Service, Greenville, S.C., August 9, 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book 66, at pages 86 and 87, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Cottingham Street at the joint iron corner of Lots Nos. 57 and 58, and running thence with the line of Lot No. 57, S. 13-28 E. 122.8 feet to an iron pin in the rear line of Lot No. 49; thence with the rear line of Lots Nos. 49 and 48; N. 54-50 E. 66.6 feet to an iron pin; thence continuing with the rear line of Lot No. 48, N. 76-32 E. 36.3 feet to an iron pin at the joint rear corner of Lots Nos. 58, 59 and 48; thence with the line of Lot No. 59, N. 11-14 W. 97.1 feet to an iron pin on the Southeastern side of Cottingham Street; thence with the Southeastern side of Cottingham Street S. 76-32 W. 100 feet to the point of beginning.

This conveyance is made subject to restrictive covenants applicable to Monaghan Subdivision recorded in the R.M.C. Office for Greenville County in Deed Book 509 at page 443, and to an easement for utilities service dated October 11, 1954, given by J.P. Stevens & Co., Inc., to Duke Power Company and recorded in the R.M.C. Office for Greenville County in Deed Book 510 at page 317.

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 13th day of August in the year of our Lord One Thousand Nine Hundred and fifty-seven.

Signed, Sealed and Delivered in the Presence of William A. Hammond (Seal) Frank Eppes Janet Brown (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County Personally appeared before me Janet Brown and made oath that she saw the within named grantor(s) William A. Hammond sign, seal and as his act and deed deliver the within written deed, and that she, with Frank Eppes witnessed the execution thereof.

Sworn to before me this 13th day of August, A. D. 19 57 Frank Eppes (Seal) Notary Public for South Carolina Janet Brown

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Frank Eppes, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ann R. Hammond wife of the within named William A. Hammond 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 Jewell M. Hammond, 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 August, A. D. 19 57 Frank Eppes (Seal) Notary Public for South Carolina Ann R. Hammond

Cancelled documentary stamps attached: S. C. \$ 29 A. U. S. \$ Recorded this 13th day of August 19 57 at 9:25 M., No. 19162 147-1-41