

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY JAN 22 9 36 AM 1960

Know All Men by These Presents:

That I, John Phillip Anthony Groce, in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and love and affection for my wife,

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

Betty T. Groce, her heirs and assigns forever:

An undivided one-half interest in and to all that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Carolina Avenue, in the City of Greenville, S. C., being shown as Lot No. 14, Block I, Section 5, on the plat of East Highlands Estates as recorded in the RMC Office for Greenville County, S. C. in Plat Book "K", pages 78-79-80, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Carolina Avenue at a point 329.8 feet north of the northwesterly corner of the intersection of Carolina Avenue and Fairview Avenue, said pin being the joint front corner of Lots Nos. 14 and 15, Block I, Section 5, and running thence along the joint line of said lots S 80-58 W 170 feet to an iron pin on the edge of a strip reserved for utilities; thence along the edge of said strip N 7-23 W 62 feet to an iron pin, joint rear corner of Lots Nos. 13 and 14; thence along the joint line of Lots Nos. 13 and 14 N 78-10 E 168.3 feet to an iron pin on the westerly side of Carolina Avenue; thence along the westerly side of Carolina Avenue S 9-0 E 70 feet to the point of beginning.

For deed into grantor see Deed Book 535, page 233. For restrictions see Deed Book 231, page 1.

This property is conveyed subject to that certain mortgage given by the grantor to C. Douglas Wilson & Co., dated September 23, 1955, in the face amount of \$10,950.00, assigned to Metropolitan Life Insurance Company, and recorded in the above mentioned RMC Office in Mortgage Book 653, page 63.

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 25th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the Presence of John Phillip Anthony Groce (Seal), Eunice D. Shelton (Seal), Schaefer B. Kendrick (Seal)

State of South Carolina, Greenville County Personally appeared before me Eunice D. Shelton

and made oath that she saw the within named grantor(s) John Phillip Anthony Groce sign, seal and as his act and deed deliver the within written deed, and that she, with Schaefer B. Kendrick witnessed the execution thereof.

Sworn to before me this 25th day of October, A. D. 1955. Notary Public for South Carolina

State of South Carolina, Greenville County I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 22nd day of January 1960 at 9:36 A.M., No. #20710

264-10-14