

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Charles P. Efstration,

in the State aforesaid,

in consideration of the sum of SEVEN THOUSAND & NO/100 (\$7000.00) DOLLARS, and assumption of note and mortgage 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 Peter Efstration, his heirs and assigns, forever:

All my right, title and interest, the same being an undivided one-half, in and to that certain lot of land, situate in the Sixth Ward of the City of Greenville, County of Greenville, South Carolina, known and designated as Lot No. 7 of Block "B" of Cagle Park as shown on Plat recorded in the R. M. C. Office for Greenville County in Plat Book "C", Page 238 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Mills Avenue, (now Crescent Avenue), corner of Lot #8 and running thence with line of Lot #8 N. 15 W. 186.8 feet to an iron pipe; thence S. 73-01 W. 88 feet to an iron pin corner of Lot #6; thence with line of Lot #6 S. 21-44 E. 180.1 feet to an iron pipe on Mills Avenue, now Crescent Avenue; thence with Crescent Avenue N. 79-12 E. 67 feet to the beginning corner. Subject however to the building restrictions of Cagle Park Company as found in the title of J. R. Owen to J. C. Redmon.

Subject, however, to a triangular rightofway acquired or being acquired over the northwestern corner by the State Highway Department and described as follows: Beginning at a point on the rear line, which point is S. 73-01 W. 34 feet, more or less, from the joint rear lines of Lots 7 and 8 and running thence along the rear line S. 73-01 W. 54 feet, more or less, to the joint rear lines of Lots 6 and 7; thence along the joint side line of said lots S. 21-44 E. 47 feet, more or less, to a point thence in a straight line in a northeasterly direction 69 feet, more or less, to the beginning corner.

This being the identical property conveyed to the grantor and grantee by deed of C. P. Corn recorded in Vol. 594, at Page 106.

As a part of the consideration hereof, the grantee assumes and agrees to pay that certain mortgage and note of the parties to the Citizens and Southern National Bank, the mortgage being recorded in RMC for Greenville County in Vol. 815, at Page 444.

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 4th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

Charles P. Efstration (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina, Greenville County

Personally appeared before me J. D. Poy

and made oath that he saw the within named grantor(s) Charles P. Efstration sign, seal and as his act and deed deliver the within written deed, and that he, with J. H. Price, Jr witnessed the execution thereof.

Sworn to before me this 4th day of March, A. D. 19 61

[Signature of Notary Public] (Seal)

Notary Public for South Carolina



RENUNCIATION OF DOWER GRANTOR, A WIDOWER

Notary Public, do hereby certify

that [Name] did declare that she does freely, never, renounce, release, and forever relinquish unto and also all her interest and estate, and Assigns, all her interest and estate, within mentioned and released.

GIVEN under my hand and seal this [] day of []

Notary Public for South Carolina

Recorded this 4th day of March 19 61, at 11:04 A.M., No. 21796