



STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville



KNOW ALL MEN BY THESE PRESENTS, that I, Frankie B. Rice

in consideration of the sum of Twenty Four Hundred and 00/100(\$2400.00) Dollars,  
and the assumption of a real estate mortgage as hereinafter described,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Charles W. Shearman and Addie M. Shearman, their heirs and assigns, forever:

All that piece, parcel or tract of land lying and being situate in Gantt Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 35, on plat of property of Paramount Park, recorded in the Office of Register of Mesne Conveyances for Greenville County in Plat Book W, page 57, and being more particularly shown on plat of property of Frankie B. Rice, dated May 6, 1954, prepared by R.K. Campbell, Surveyor, and having according to said plat the following metes and bounds:

BEGINNING AT an iron pin on the West side of Crosby Circle at the joint front corner of Lots 34 and 35, said point being 105.4 feet South of Earl Boulevard, and running thence along Crosby Circle, S. 11-47 E. 92 feet to an iron pin joint front corner of Lots 35 and 36; thence along the joint line of said lots, S. 88-04 W. 144.5 feet to a point in the center of a ten foot utility easement at the joint rear corner of Lots 32,33,36 and 35; thence turning and running along the center of said utility easement, being the joint line of Lots 33 and 35, N. 38-04 E. 69.4 feet to a point joint rear corner of Lots 33,34 and 35; thence turning and running along the joint line of Lots 34 and 35, N. 64-0 E. 91.2 feet to the point of beginning.

The grantees hereby assume the balance due on a real estate mortgage held by The Prudential Insurance Company of America, said mortgage being recorded in the RMC Office of Greenville County, in Mortgage Book 596, at page 351. Balance on said mortgage is \$6,700.00.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 14th. day of August 1961

SIGNED, sealed and delivered in the presence of:

*[Handwritten signatures]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Frankie B. Rice* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th. day of August 1961

*Jesse M. Ray* (SEAL)  
Notary Public for South Carolina.

*Jesse M. Ray*

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RENUNCIATION OF DOWER NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

\_\_\_\_\_  
Notary Public for South Carolina. (SEAL)

RECORDED this 21st day of August 1961 at 12:57 P.M., No. #4888

M/S-3-2-19