

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 1 11 34 AM 1963

OLLIE F. NORTH R.M.C. Know All Men by These Presents:

That I, CLARENCE W. MARTIN, JR.,

in the State aforesaid, in consideration of the sum of One Thousand, Two Hundred Twenty-Seven and 22/100--- DOLLARS, and assumption of the mortgage referred to 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 THOMAS W. TAYLOR and EVELYN S. TAYLOR, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the North side of East North Street Extension, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 59 on plat of property of Corrine T. Bates, made by Piedmont Engineering Service, January 1949, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book S, Page 183, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of East North Street Extension at joint front corner of Lots 58 and 59, and runs thence along the line of Lot 58, N. 28-30 W., 195.8 feet to an iron pin; thence N. 56-37 E., 92 feet to an iron pin; thence S. 29-16 E., 195.8 feet to an iron pin on the North side of East North Street Extension; thence along East North Street Extension, S. 56-45 W., 94.6 feet to the beginning corner.

Grantees assume and agree to pay that mortgage given by Clarence W. Martin, Jr., to C. Douglas Wilson & Co. in the original amount of \$15,300.00, dated May 26, 1961, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 858, Page 541, on which there remains an unpaid principal balance of \$ 14,772.78. (See also corrective mortgage recorded in Mortgage Book 859, at Page 405.

This is the same property conveyed to me by deed of Woodrow M. League and Mable F. League, dated May 26, 1961, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 674, Page 459.

Grantees to pay 1963 taxes.

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 their 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 30th day of March in the year of our Lord One Thousand Nine Hundred and sixty three.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Aubrey L. Massey and John K. Morrison, followed by four circular notary seals.

GEORGIA State of South Carolina, Fulton Greenville County

Personally appeared before me Aubrey L. Massey

and made oath that she saw the within named grantor(s) Clarence W. Martin, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with John K. Morrison witnessed the execution thereof.

Sworn to before me this 30th day of March, A. D. 1963. Notary Public for South Carolina Georgia My commission expires Jan 4-1965

GEORGIA State of South Carolina, Fulton Greenville County

RENUNCIATION OF DOWER

I, J. W. Keown, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Hermine W. Martin wife of the within named Clarence W. Martin, 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 Thomas W. Taylor and Evelyn S. Taylor, their 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 30th day of March, A. D. 1963. Notary Public for South Carolina Georgia my commission expires Jan 4-1965 Canceled documentary stamps attached: S. C. \$ U. S. \$

Recorded this 1st day of April 1963 at 11:34 A. M., No. 24825

281-2-59