

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED GREENVILLE CO. S. C. AUG 16 4 57 PM 1963

Know All Men by these Presents:

That Modolon Rogers in the State aforesaid, in consideration of the sum of love and affection and assumption of mortgage as set forth 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 Mary Frances Watt, her heirs and assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, and being known and designated as Lot No. 12, Block C of the property of Chapin Springs Land Company, as shown by Plat thereof recorded in the R. M. C. Office for Greenville Souty in Plat Book E at Page 41, and being more particularly described, according to said Plat, as follows:

BEGINNING at a point on the Northern side of Pearl Avenue, 379.5 feet East from Houston Street, at corner of Lot No. 11, and running thence with the line of said lot, N. 3-10 W. 172.2 feet to a stake; thence S. 81-28 E. 51 feet to a stake at corner of Lot No. 13; thence with the line of said lot, S. 3-10 E. 156.6 feet to a stake on Pearl Avenue; thence with the Northern side of Pearl Avenue, S. 80-39 W. 50.3 feet to the beginning corner.

500-91-12-18

Being the same property conveyed to the Grantor by deed recorded in Deed Book 412 at Page 203.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay a balance of a mortgage executed by the Grantor to C. Douglas Wilson & Co. in the original sum of \$6,000.00 recorded in Mortgage Book 356 at Page 12.

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 16th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-Three

Signed, Sealed and Delivered in the Presence of

Nancy Mitchell Clifford F. Gaddy, Jr.

Modolon Rogers (Seal) (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Nancy Mitchell

and made oath that he saw the within named grantor(s) Modolon Rogers sign, seal and as her act and deed deliver the within written deed, and that he, with Clifford F. Gaddy, Jr. witnessed the execution thereof.

Sworn to before me this 16th day of August, 19 63 Clifford F. Gaddy, Jr. (Seal) Notary Public for South Carolina

Nancy Mitchell

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER Grantor a Woman 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 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 (Seal) Notary Public for South Carolina