

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.

APR 30 4 40 PM 1964

OLLIE FARMWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, Rudolph Fricks and Mildred S. Fricks

in consideration of Five (\$5.00) and no/100 - - - - - Dollars,
and assumption of mortgages
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Ivan F. James and Frances V. James, their Heirs and Assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 49, of Section #2 as shown on a plat of Victor Monaghan Mills recorded in Plat Book "S", at Pages 179-181, and being more particularly described according to a recent survey prepared by J. C. Hill, June 2, 1950, as follows:

BEGINNING at an iron pin on the north side of Thomas Street, joint front corner of lots Nos. 49 and 50, which pin is 202 feet east of the intersection of Thomas Street, and a 15-foot alley, and running thence N. 3-11 E. 145 feet to another 15-foot alley; thence with said alley, S. 86-49 E. 69 feet to an iron pin, joint rear corner of lots Nos. 48 and 49; thence with joint line of said lots, S. 3-11 W. 145 feet to an iron pin in the north side of Thomas Street; thence with said street, N. 86-49 W. 49 feet to the point of beginning.

The above is the same property conveyed to the grantors by deed recorded in Deed Book 673, at Page 408.

As part of the consideration of this conveyance the grantees assume and agree to pay the balance due on the mortgage over the above property recorded in the R.M.C. Office for Greenville County in Mortgage Book 468, at Page 533, the balance now due and owing being \$3288.53. The grantees also assume the balance due on the mortgage owing by the grantors to J. Cleo Roper d/b/a/ Southern Motor Finance Co. recorded in Mortgage Book 857, at Page 323, the balance now due and owing being \$2689.57 and being the same mortgage assumed from J.D.Hendricks and Blanche E. Hendricks.

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 31st day of March 19 64.

SIGNED, sealed and delivered in the presence of:

Rudolph Fricks (SEAL)
Mildred S. Fricks (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 31st day of March 19 64.

Lewis W Owens (SEAL) Lewis W Owens

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

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 31st day of March 19 64.

Lewis W Owens (SEAL) Mildred S. Fricks

RECORDED this 30th day of April 19 64, at 4:40 P. M., No. 30846

255-143-1-6