

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

SEP 23 9 39 AM 1964

OLLIE FARNSWORTH R.M.C.

Know All Men by these Presents:

That S. I. James in the State aforesaid, in consideration of the sum of NINETY AND 71/100THS- - - - - DOLLARS, (\$90.71) AND ASSUMPTION OF MORTGAGE INDEBTEDNESS AS SET OUT 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 Malcolm G. Thruston, his heirs and assigns

All that certain piece, parcel or lot of land in Greenville Township situate on the eastern side of Virginia Avenue, near the City of Greenville, being shown as Lot 59 on plat of Highlands recorded in Plat Book C at page 146 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Virginia Avenue at the corner of Lot 58 and running thence with the line of Lot 58 in an easterly direction 130 feet to pin in line of property formerly owned by Jones West; thence with the line of said property, N. 15-10 W. 70 feet to pin at rear corner of Lot 60; thence with the line of Lot 60 in a westerly direction 130 feet to pin on Virginia Avenue; thence with the eastern side of Virginia Avenue, S. 15-10 E. 70 feet to the point of beginning.

This being the same property conveyed to the grantor herein by deed recorded in Deed Book 217 at page 307.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay a certain mortgage held by Fidelity Federal Savings & Loan Association executed to it by S. I. James in the original sum of \$2850.00 recorded in Mortgage Book 848 at page 219, the balance due upon said mortgage being \$2609.29.

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 22nd day of September in the year of our Lord One Thousand Nine Hundred and Sixty Four

Signed, Sealed and Delivered in the Presence of

Joyce K. Pickens (Signature)

S. I. James (Signature) (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Joyce K. Pickens

and made oath that She saw the within named grantor(s) S. I. James sign, seal and as his act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 22nd day of September, A. D., 19 64 (Signature) (Seal) Notary Public for South Carolina

Joyce K. Pickens (Signature)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

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 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

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 23rd day of September 19 64 at 9:39 A. M., No. 8936

-235- 117-1-50