

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JAN 7 3 37 PM 1965
OLLIE F. BARNWORTH

Know All Men by These Presents:

That We, William B. Talbert, Jr. and Martha G. Talbert, in the State aforesaid, and assumption of mortgage set forth below, DOLLARS, 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

R. C. Ayers, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the intersection of Sunrise Drive and Hyde Circle, and being known and designated as Lot No. 1 on plat of Property of William B. Talbert, Jr. and Martha G. Talbert, as recorded in the RMC Office for Greenville County, S. C. in Plat Book UU, page 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwesterly corner of the intersection of Sunrise Drive and Hyde Circle, and running thence with Hyde Circle S 31-22 E 147.2 feet to an iron pin; thence S 75-45 W 113.6 feet to an iron pin, joint rear corner of Lots 1 and 2; thence with the line of Lot 2, N 24-52 W 147.5 feet to an iron pin on Sunrise Drive; thence with Sunrise Drive N 78-18 E 97.3 feet to an iron pin, the point of beginning, said property being located near the City of Greenville, S. C.

For deed into grantors see Deed Book 654, page 546.

GRANTEE TO PAY 1965 TAXES.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$10,159.27 on that certain mortgage given by the grantors herein to General Mortgage Co. in the face amount of \$11,500.00, dated July 16, 1960, and recorded in the RMC Office in Mortgage Book 830, page 461, said mortgage assigned to The Life Insurance Company of Virginia.

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.

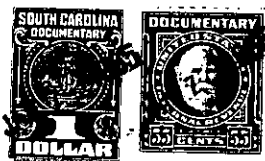
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 5th day of January in the year of our Lord One Thousand Nine Hundred and Sixty-Five.

Signed, Sealed and Delivered in the Presence of

Eunice D. Shelton
Mayer R. Johnson, Jr.

William B. Talbert, Jr. (Seal)
Martha G. Talbert (Seal)
(Seal)
(Seal)
(Seal)



State of South Carolina, Greenville County

Personally appeared before me Eunice D. Shelton

and made oath that she saw the within named grantor(s) William B. Talbert, Jr. and Martha G. Talbert sign, seal and as their act and deed deliver the within written deed, and that she, with Mayer R. Johnson, Jr. witnessed the execution thereof.

Sworn to before me this 5th day of January, A. D. 19 65
Mayer R. Johnson, Jr. (Seal)
Notary Public for South Carolina

Eunice D. Shelton

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Mayer R. Johnson, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha G. Talbert wife of the within named William B. Talbert 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 R. C. Ayers, his

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 5th day of January, A. D. 19 65
Mayer R. Johnson, Jr. (Seal)
Notary Public for South Carolina

Martha G. Talbert

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 7th day of January 19 65, at 3:37 P. M., No. 19257

799- M31-1-37.2