

FILED
GREENVILLE CO. S.C.
FEB 19 2 30 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1036 PAGE 915

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Walter G. Fremont, Jr. and Gertrude M. Fremont

in consideration of love and affection Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Walter Gilbert Fremont, III, his heirs and assigns, forever:

A one-fourth interest in that piece, parcel or lot of land being known and designated as Lots 56 and 57 and the rear portions of Lots 54 and 53 as is more fully shown on a plat of property of B. Perry Edwards prepared by R. E. Dalton, May, 1920, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book "P" at Page 143 and having according to said plat the following metes and bounds, to-wit:

- 271 - P13 - 5 - 9

BEGINNING at an iron pin on the western side of Waddell Street, joint front corner of Lots 55 and 56 and running thence with the western side of Waddell Street N 13-25 W 140 feet to an iron pin at the joint front corner of Lots 57 and 58; running thence with the joint line of Lots 57 and 58, S 76-35 W 200 feet to an iron pin at the joint rear corner of Lots 57 and 58 in the line of Lot 54; running thence along the joint line of Lots 54 and 58 N 13-25 W 70 feet to an iron pin at the joint rear corner of Lots 58 and 59; and running thence approximately S 76-35 W 160 feet more or less to an iron pin in the line of Lot 52; running thence with the line of Lot 52 S 22-0 E approximately 200 feet to an iron pin at the joint rear corner of Lots 52 and 53; running thence with the rear line of Lots 53 and 54 S 80-20 E 140 feet to an iron pin at the joint corner of Lots 57 and 55; running thence with the line of Lot 54 N 13-25 W 15 feet to an iron pin at the joint rear corner of Lots 55 and 56; thence with the joint line of said Lot N 76-35 E 200 feet to the point of beginning.

DERIVATION: This is a portion of the same property conveyed to Grantors herein by deed of Ralph B. Denton and Rosa E. Denton dated May 6, 1965, and recorded in the RMC Office for Greenville County in Deed Book 773, Page 299 on May 14, 1965, and also a portion of that property conveyed to Grantors herein by deed of Rosa E. Denton and Ralph B. Denton dated August 31, 1965, and recorded in the RMC Office for Greenville County in Deed Book 781, Page 275 on September 1, 1965.

THIS conveyance is made subject to that mortgage given by Grantors herein to First Federal Savings and Loan Association of Greenville, South Carolina, on May 1, 1973, in the original amount of \$ 49,900.00 and having a current principal balance of \$ 45,804.91, as recorded in Mortgage Book 1274, Page 226 on May 1, 1973.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 2nd day of January 19 79

SIGNED, sealed and delivered in the presence of:

Edith Ann Chapman (SEAL)
Walter G. Fremont, Jr. (SEAL)
Timothy H. Farr (SEAL)
Gertrude M. Fremont (SEAL)

(Gertrude M. Fremont) (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of January 19 79

Timothy H. Farr (SEAL)
Notary Public for South Carolina 10-14-86
My commission expires: _____
Edith Ann Chapman

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, 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 2nd day of January 19 79
Gertrude M. Fremont

(Gertrude M. Fremont)

Notary Public for South Carolina 10-14-86
My commission expires: _____

RECORDED this _____ day of FEB 14 1979 19 _____ at 2:30 P. M., No. 23640

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