

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & MORRAH, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,

GREENVILLE CO. S. C.

GREENVILLE COUNTY

JUL 31 8 58 AM 1948

Know All Men by These Presents:

OLLIE FARNSWORTH

in the State aforesaid,

That I, W. O. Groce in consideration of the sum of Seventy-five Hundred & no/100 - - (\$7,500.00) - - - DOLLARS,

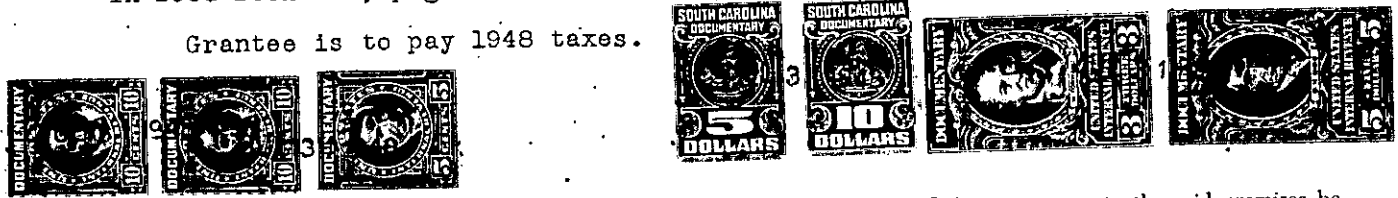
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James B. Ray, his Heirs and Assigns, forever:

All that lot of land with the improvements thereon situate, lying and being on the East side of Luther Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No.5 on Plat of Property of Ollie J. Duncan made by Dalton & Neves, Engineers, July 1945, recorded in R. M. C. Office for Greenville County in Plat Book "R", page 179, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Luther Street, at joint front corner of Lots 4 and 5, said pin being 423 feet North from the North-east corner of the intersection of Perry Avenue and Luther Street, and running thence along the line of Lot 4 S. 71-00 E. 177.8 feet to iron pin; thence N. 20-16 E. 62 feet to iron pin; thence with line of Lot 6 N. 71-00 W. 179.1 feet to iron pin on East side of Luther Street; thence along the East side of Luther Street S. 19-05 W. 62 feet to the beginning corner.

This is a portion of that property conveyed to me by Ollie J. Duncan April 3, 1946, by deed recorded in R.M.C. Office for Greenville County, S.C. in Deed Book 289, page 494.

Grantee is to pay 1948 taxes.



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 13th day of July in the year of our Lord One Thousand Nine Hundred and forty-eight

Signed, Sealed and Delivered in the Presence of

Eula A. Batson
Hazel G. Sorman

(Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Eula A. Batson

and made oath that he saw the within named grantor(s) W. O. Groce sign, seal and as his act and deed deliver the within written deed, and that he, with Hazel G. Sorman witnessed the execution thereof.

Sworn to before me this 13th day of July A. D. 1948
Notary Public for South Carolina

Eula A. Batson

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, Hazel G. Sorman

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mittsy B. Groce wife of the within named W. O. Groce 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 James B. Ray, 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 13th day of July A. D. 1948
Notary Public for South Carolina

Mittsy B. Groce

Cancelled documentary stamps attached: S. C. \$ 58 A. 16749
Recorded this 31st day of July 1948, at 8 A.M., No. 16749