

AUG 18 9 51 AM 1949

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY, OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, James Fred Jones, Jr., in consideration of the sum of One & no/100 (\$1.00) in the State aforesaid, and assumption of the mortgages referred to 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 James F. Jones, Sr., his heirs and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the South side of Pleasant Ridge Avenue, in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lot 117 on plat of Pleasant Valley, Section 1, made by Dalton & Neves, Engineers, April 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book P, page 93, and having according to a recent survey made by R. W. Dalton, Surveyor, June 8, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Pleasant Ridge Avenue, at joint front corner of Lots 117 and 116, said pin being 170 feet East from the Southeast corner of the intersection of Pleasant Ridge Avenue and Panama Avenue, and running thence along the line of Lot 116, S. 0-08 E. 160 feet to an iron pin; thence N. 89-52 E. 60 feet to an iron pin; thence along the line of Lot 118, N.0-08 W. 160 feet to an iron pin on the South side of Pleasant Ridge Avenue; thence along the South side of Pleasant Ridge Avenue, S. 89-52 W. 60 feet to the beginning corner. (See also revised plat recorded in Plat Book P at Page 92).

The grantee assumes and agrees to pay that FHA mortgage given by James Fred Jones, Jr., to Fidelity Federal Savings and Loan Association for \$6,900.00 on July 12, 1949, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 431, page 471 and also that VA mortgage given by James Fred Jones, Jr., to Fidelity Federal Savings and Loan Association for \$800.00 dated July 12, 1949, recorded in said R. M. C. Office in Mortgage Book 431, page 467.

The Grantee is to pay 1949 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 17th day of August in the year of our Lord One Thousand Nine Hundred and forty-nine.

Signed, Sealed and Delivered in the Presence of

Margaret McCreary
Patrick C. Fant

James Fred Jones, Jr. (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Margaret McCreary

and made oath that he saw the within named grantor(s) James Fred Jones, Jr., sign, seal and as his act and deed deliver the within written deed, and that he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 17th day of August, A. D. 1949. Patrick C. Fant (Seal) Notary Public for South Carolina

Margaret McCreary

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, Patrick C. Fant

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary Marceline Jones, wife of the within named James Fred Jones, Jr., 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 F. Jones, Sr., 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 17th day of August, A. D. 1949. Patrick C. Fant (Seal) Notary Public for South Carolina

Mary Marceline Jones

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 18th day of August 1949, at 9:51 A.M., No. 19411

222-3-4