

AUG 25 4 43 PM 1950

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That Roy George Bogan in the State aforesaid, in consideration of the sum of Twelve Hundred Eight and 16/100---(\$1208.16)-----DOLLARS, and assumption of mortgage 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 Paul J. Spalding and Lillian Spalding, their heirs and assigns, forever:

All that parcel, peice or lot of land with the buildings and improvements thereon, situate, lying and being on the North side of Pleasant Ridge Avenue in that area recently annexed to the City of Greenville in Greenville County, S.C., being shown as Lot No. 16 on plat of Pleasant Valley, made by Dalton & Neves, Engineers, April 1946, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "P", at page 93, said lot fronting 60 feet on the North side of Pleasant Ridge Avenue, having a depth of 160 feet on the East side, a depth of 160 feet on the West side and being 60 feet across the rear and is located 155 feet West from Long Hill Street, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Pleasant Ridge Avenue at joint front corner of Lots 15 and 16 and running thence along the line of Lot 15 N. 00-08 W. 160 feet to an iron pin; thence S. 89-52 W. 60 feet to an iron pin at rear corner of Lot 17; thence along line of Lot 17 S. 00-08 E. 160 feet to an iron pin on the North side of Pleasant Ridge Avenue; thence along the North side of Pleasant Ridge Avenue N. 89-52 E. 60 feet to the beginning corner.

As part of the consideration, the Grantees assume and agreed to pay the balance due on that certain mortgage executed by the Grantor in favor of C. Douglas Wilson & Co., dated July 30, 1948, in the original sum of \$7650.00, recorded in the R.M.C. Office for Greenville County in Mortgage Book 396, at page 159, upon which there is a present balance of \$6991.84 due.

This property is subject to restrictions set forth more fully in Deed Book 301, at page 60, R. M. C. Office for Greenville County.

Grantees to pay 1950 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 their 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 25th day of August in the year of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses.

Roy George Bogan (Seal)

Three documentary stamps and a seal.

State of South Carolina, Greenville County

Personally appeared before me Carol W. Thomas

and made oath that s he saw the within named grantor(s) Roy George Bogan sign, seal and as his act and deed deliver the within written deed, and that s he, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 25th day of August, A. D. 1950. P. Bradley Morrah, Jr. (Seal) Notary Public for South Carolina

Handwritten signature of notary.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, C. S. Fox, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Frances S. Bogan, wife of the within named Roy George Bogan 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 Paul J. Spalding & Lillian Spalding, their 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 25th day of August, A. D. 1950. C. S. Fox (Seal) Notary Public for South Carolina

Handwritten signature of Frances S. Bogan.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 25th day of August 1950 at 4:48 P. M., No. 20759

222-1-62