

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 30 2 49 PM '51

Know All Men by These Presents:

That I, Eddie C. James, Jr. in the State aforesaid, in consideration of the sum of \$5.00 and love and affection... DOLLARS, and assumption of mortgage set out 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 Eddie C. James, Sr., his Heirs and Assigns forever,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Eastern corner of West Welborn Street and Hill Street, near the City of Greenville, being shown as Lot No. 53 on Plat of West View Heights, as shown on Plat recorded in Plat Book F at Page 140, and according to survey of property of Eddie C. James, Jr., made by Pickell and Pickell, on October 17, 1946, described as follows:

BEGINNING at a stake on the eastern corner of West Welborn Street and Hill Street, and running thence with the Southeastern side of Hill Street, N. 43-30 E. 150 feet to stake, corner of Lot No. 23; thence with line of said lot, S. 46-30 E. 50 feet to stake at corner of Lot No. 54; thence with line of said lot, S. 43-30 W. 150 feet to iron pin on West Welborn Street; thence with the Northeastern side of West Welborn Street, N. 46-30 W. 50 feet to the beginning corner.

Said premises being the same conveyed to the Grantor by deed recorded in Book of Deeds 301 at Page 32.

Grantee to pay 1951 taxes.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay the balance due on a mortgage executed by the Grantor to Aiker Loan Security Company dated October 22, 1946 in the original amount of \$4,200.00, recorded in Book of Mortgages 353 at Page 187.

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 30th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-one.

Signed, Sealed and Delivered in the Presence of Kathryn L. Brown, Ena W. King, Eddie C. James, Jr. (Seal)

STATE OF SOUTH CAROLINA, Greenville County Personally appeared before me Kathryn L. Brown and made oath that she saw the within named grantor(s) Eddie C. James, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with Ena W. King witnessed the execution thereof.

Sworn to before me this 30th day of April, A. D. 1951. Ena W. King (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County I, Kathryn L. Brown Notary Public, do hereby certify unto all whom it may concern, that Mrs. Vida Grubbs James wife of the within named Eddie C. James, 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 Eddie C. James, Jr., his Heirs and Assigns, all her interest and estate, and also 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 30th day of April, A. D. 1951. Kathryn L. Brown (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 30th day of April 1951, at 2:49 P.M., No. 9999

226-9-10