



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JUL 21 11 39 AM '51

Know All Men by These Presents:

1466.34

That I, J. Y. Busbin in the State aforesaid, in consideration of the sum of Fourteen Hundred Sixty-six and 34/100 (\$1466.34) - - - DOLLARS, 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 C. W. Grubbs and Stella H. Grubbs, their heirs and assigns, forever:

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the North side of Rogers Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 33 on plat of B. E. Geer property, revised by W. M. Rast, Engineer, May 1929, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "G" at page 237 (also shown on survey made by R. W. Dalton, Surveyor, March 20, 1948) and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Rogers Avenue, at joint front corner of Lots 32 and 33, said pin being 80 feet East from the Northeast corner of the intersection of Rogers Avenue and Pine Street and running thence along the North side of Rogers Avenue, N 83-55 E 78 feet to an iron pin at corner of Lot 34; thence with the line of Lot 34, N 5-50 W 100.4 feet to an iron pin; thence S 83-55 W 78 feet to an iron pin at the rear corner of Lot 32; thence with the line of Lot 32, S 5-50 E 100.4 feet to an iron pin on the North side of Rogers Avenue, the beginning corner.

This is the same property conveyed to the Grantor by deed of W. H. Thompson, dated March 23, 1948, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 340 at page 353.

The Grantees assume and agree to pay the following mortgages: (1) FHA Mortgage given by James Y. Busbin to C. Douglas Wilson & Co. in the original amount of \$4,800.00, dated March 23, 1948, recorded in the R. M. C. Office for Greenville County, S.C., in Mortgage Book 383 at page 436. (2) VA Mortgage given by James Y. Busbin to C. Douglas Wilson & Co. in the original sum of \$1,250.00, dated March 23, 1948, recorded in the R. M. C. Office for Greenville County, S.C., in Mortgage Book 383 at page 440.

Grantees to pay 1951 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 21st day of July in the year of our Lord One Thousand Nine Hundred and fifty-one

Signed, Sealed and Delivered in the Presence of

Florence C. Gilliam

Patrick C. Fant

J. Y. Busbin (Seal)



State of South Carolina, Greenville County

Personally appeared before me Florence C. Gilliam

and made oath that she saw the within named grantor(s) J. Y. Busbin

written deed and that she, with Patrick C. Fant sign, seal and as his

act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 21st day of July, A. D. 1951

Patrick C. Fant (Seal)

Notary Public for South Carolina

Florence C. Gilliam

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. Audrey B. Busbin wife of the within named J. Y. Busbin

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 C. W. Grubbs & Stella H. Grubbs, 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 21st day of July, A. D. 1951

Patrick C. Fant (Seal)

Notary Public for South Carolina

Audrey B. Busbin

Cancelled documentary stamps attached: S. C. \$ U. S. \$

Recorded this 21st day of July 1951 at 11:39 A. M., No. 16957

167-8-24