

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

Know All Men by These Presents:

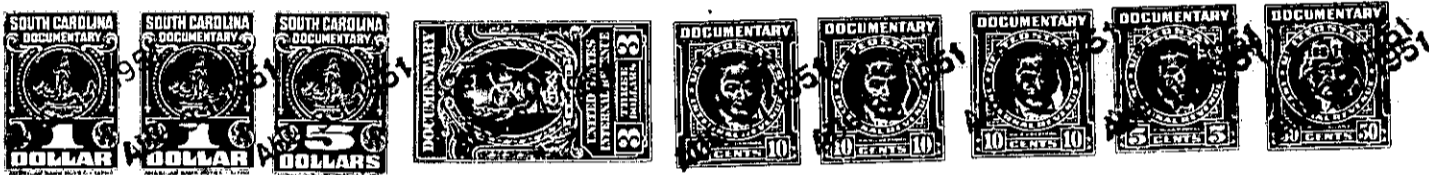
That Gordon Lee Frazier in the State aforesaid, in consideration of the sum of THREE THOUSAND FOUR HUNDRED NINETY FOUR AND 14/100 DOLLARS, and the assumption of mortgage indebtedness in the amount \$4005.86 to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. L. Messer,

ALL those two lots of land in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville, being known and designated as lots #40 and #41 of the Eliza T. Looper property, according to a plat made by R.E. Dalton December 1924, and when described together, have the following metes and bounds, to wit:

BEGINNING at an iron pin on the W.s of Looper Street, which pin is 152' south from Wilson Street, and running thence S. 71-20W. 157.3' to an iron pin, rear corner of lot #33; thence with the rear line of lots #33 and #32 S. 15-42 E. 112.8' to an iron pin, corner of lot #42; thence with the line of lot #42 N. 71-20 E. 144.7' to an iron pin on Looper Street thence with the W/s of Looper Street, N. 9-18 W. 114.34' to the point of beginning.

As a part of the consideration for this deed the grantee assumes and agrees to pay a balance of \$3420.64 due on a mortgage executed by the grantor to Fidelity Federal Savings and Loan Association recorded in Volume 366 at Page 40.

The grantee also assumes and agrees to pay at the rate of \$22.52 per month the balance due on a FHA-1 Improvement Loan under date of 4/2/51 in the original amount of \$675.30 on which there is a balance due of \$582.22.



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 31st day of August in the year of our Lord One Thousand Nine Hundred and fifty one

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of B.F. Trammell and Mrs. A.R. Castle.

Signature of Gordon Lee Frazier and four empty seal lines.

State of South Carolina, Greenville County

Personally appeared before me B.F. Trammell

Notary Public section containing the oath and signature of B.F. Trammell.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

Text of the dower renunciation, mentioning Mrs. Edith Frazier and J. L. Messer.

Notary Public section for Edith Frazier, including the oath and signature.

Cancelled documentary stamps attached: S. C. \$... U. S. \$... 31st day of August 1951 at 12:04 P. M., No. 20181 229-3-788