

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That Franklin W. Powell in the State aforesaid, in consideration of the sum of Seventeen Hundred Fifty and no/100 (\$1750.00) DOLLARS, and the assumption of the two mortgages set forth 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 William B. Ducker, his Heirs and Assigns:

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Northwest side of Perry Road, near the City of Greenville, being shown as lot No. 22, on Plat of Ethel Y. Perry Estate, made by W. J. Riddle in February, 1948, recorded in Plat Book "R", at page 102, and being more particularly described as follows:

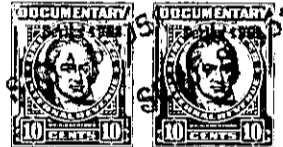
BEGINNING at a stake on the Northwest side of Perry Road 120 feet Southwest from Dykeson Avenue at corner of lot No. 21 and running thence with line of said lot, N 47-00 W 131 feet to a stake; thence S 43-00 W 60 feet to a stake at corner of Lot No. 23; thence with line of said lot S 47-00 E 131 feet to a stake on Perry Road; thence with the Northwest side of Perry Road N 43-00 E 60 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed recorded in Vol. 355, page 260.

GRANTEE TO PAY 1951 TAXES.

As part of the consideration hereof, the grantee assumes and agrees to pay the unpaid balance on each of the following two mortgages given by the grantor to C. Douglas Wilson & Co. on August 5, 1949:

- 1. FHA Mortgage in original amount of \$5400, the unpaid balance of which is \$4864.17, recorded in Mortgage Book 397, page 1.
2. GI Mortgage, junior to one above; in original amount of \$950, the unpaid balance of which is \$762.78, recorded in Mortgage Book 397, page 15.



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 18th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-one

Signed, Sealed and Delivered in the Presence of Franklin W. Powell (Seal) Harry R. Stephenson, Jr. (Seal) and William B. Ducker (Seal) with four 1-dollar and one 2-dollar documentary stamps.

State of South Carolina, Greenville County Personally appeared before me Harry R. Stephenson, Jr. and made oath that he saw the within named grantor(s) Franklin W. Powell sign, seal and as his act and deed deliver the within written deed, and that he, with Schaefer B. Kendrick witnessed the execution thereof. Sworn to before me this 18th day of September, A. D. 19 51. Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Schaefer B. Kendrick Notary Public, do hereby certify unto all whom it may concern, that Mrs. Elva S. Powell wife of the within named Franklin W. Powell 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 William B. Ducker, 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 18th day of September, A. D. 19 51. Notary Public for South Carolina