

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

GREENVILLE CO. S. C. FILED JAN 16 3 57 PM 1952 R. M. C. OLLIE FARNSWORTH



Know All Men by These Presents:

That I, ROY M. BAYNE in the State aforesaid, in consideration of the sum of Nineteen Hundred Fifty (\$1950.00) & no/100 DOLLARS, and assumption of mortgage indebtedness 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 LEATHA C. BABB, Her Heirs and Assigns Forever:

All that certain piece, parcel or lot of land with the improvements thereon situate, lying and being in Monaghan Mills Village, Greenville County, State of South Carolina, and being more particularly described as Lot No. 100, Section 2, as shown on plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S.C." prepared by Pickell & Pickell, Engineers, Greenville, S.C., on December 20, 1948, which plat is recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book S, at pages 179-181, inclusive, said lot being situate at the southwest corner of the intersection of Thomas and Speed Streets, having a frontage along Speed Street of 124 feet, and a frontage along Thomas Street of 100.8 feet, reference to said plat being expressly craved for a more detailed description.

Subject, however, to the restrictions relating to the use of said property and to the easements and rights-of-way affecting said lot as are set forth more fully in deed of J.P.Stevens & Co. to Roy M. Bayne, dated May. 1, 1949, conveying the above described lot.

As part of the consideration for this transfer, the Grantee herein assumes and agrees to pay the unpaid principal balance and interest due and owing under that certain instrument of mortgage executed by Roy M. Bayne in favor of Liberty Life Insurance Co. on May 1, 1949, in the original sum of \$4,000.00, which instrument appears of records in said RMC Office and upon which there is presently due an unpaid principal balance of \$3649.84.

Grantee to pay 1952 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 HER 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 Sixteenth day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Two

Signed, Sealed and Delivered in the Presence of

Roy M. Bayne (Seal)

T. N. Hiette P. Bradley Morrah Jr



State of South Carolina, Greenville County

Personally appeared before me T.N. HIETTE

and made oath that he saw the within named grantor(s) ROY. M. BAYNE sign, seal and as his act and deed deliver the within written deed, and that he, with P. BRADLEY MORRAH JR witnessed the execution thereof.

Sworn to before me this 16th day of January, A. D. 19 52 P. Bradley Morrah Jr (Seal) Notary Public for South Carolina

T. N. Hiette

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, P. Bradley Morrah, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lucille C. Bayne wife of the within named Roy M. Bayne 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 Leatha C. Babb, her 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 16th day of January, A. D. 19 52 P. Bradley Morrah Jr (Seal) Notary Public for South Carolina

Lucille C. Bayne

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 16th. day of January 19 52 at 3:57 P. M., No. 1267

143-2-16