

STATE OF SOUTH CAROLINA, 9 51 AM 1953

GREENVILLE COUNTY, LILLIE FARNSWORTH, R.M.C.



Know All Men by These Presents:

That I, Clarence M. Buchanan in the State aforesaid, in consideration of the sum of Forty Seven Hundred, Seventeen (\$4717.) DOLLARS, and the assumption the the mortgage hereinbelow described, 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 Ansel Bates & Thelma H. Bates, and their heirs and Assigns forever:

All that certain piece, parcel of land in the Bates Township, Greenville, South Carolina, containing two acres, more or less, bounded on the North by County Road; on the South and West by land now or formerly owned by Ford and Alice Batson and described in metes and bounds as follows:

Beginning at a stone by the road on the line of land now or formerly owned by Hawkins and running thence S-82-00-E, 85 feet to a nail and cap in the road at the road fork; thence S-57-W, 300 feet to a nail on the road; thence S-18-00-W; 60 feet to a nail in the road; thence N-81-40-W, 230 feet to a stake; thence N-5-30-E; 358.7 feet to a stake in line of land, now or formerly owned by Hawkins; thence S-81-40-E, 157 ft. to beginning corner, and being the same tract of land conveyed to the grantor herein by Ford and Alice Batson by deed dated October 22, 1949, recorded in the R. M. C. Office for said County and State in Deed Book 394 at page 227.

The grantees assume and agree to pay the balance due on that certain Mortgage over said property executed by the grantor to the Bank of Travelers Rest dated August 2, 1950, recorded in said R.M.C. Office in Mortgage Book 476 at page 193, which was in the original amount of \$2550.00, and on which there is a balance due of \$1,482.83.

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 31st. day of January in the year of our Lord One Thousand Nine Hundred and Fifty Three

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of B. H. Trammell and Lionel E. Wooten.

Signature of Clarence M. Buchanan with four blank lines for seals.

State of South Carolina, Greenville County

Personally appeared before me B. H. Trammell

and made oath that he saw the within named grantor(s) Clarence M. Buchanan sign, seal and as his act and deed deliver the within written deed, and that he, with Lionel E. Wooten witnessed the execution thereof.

Sworn to before me this 31st. day of January, A. D. 1953. Lionel E. Wooten, Notary Public for South Carolina

Signature of B. H. Trammell.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Lionel E. Wooten, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruth H. Buchanan wife of the within named Clarence M. Buchanan 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 Ansel Bates and Thelma H. Bates and 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 31st. day of January, A. D. 1953. Lionel E. Wooten, Notary Public for South Carolina

Signature of Ruth H. Buchanan.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 2nd. day of February 1953, at 9:51 A. M., No. #2342

