



STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

MAR 23 5 12 PM 1953

CLLIE FARNSTORTH R.M.C.

Know All Men by These Presents:

That James F. Peden in consideration of the sum of Two Thousand, Eight Hundred and 84/100 and assumption of mortgage debt 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

B. R. Wilburn, his heirs and assigns

All that certain piece, parcel or lot of land situate, lying and being on the East side of Claremore Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 20, Block I, Section 5, on Plat of East Highlands Estates, made by Dalton & Neves, Engineers, February 1941, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book K, page 78, 79 and 80, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Claremore Avenue, at joint front corner of Lots 20 and 21 of Block I, and running thence with line of Lot 21, N. 82-47 E. 168.9 feet to iron pin on the west edge of strip of land reserved for utilities; S. 7-23 E. 75 feet to iron pin on the north side of Fairview Avenue; thence with North side of Fairview Avenue, S. 82-47 W. 143 feet to iron pin; thence following Fairview Avenue along a curved line (the chord being N. 52-35 W. 35.7 feet) to iron pin on the East side of Claremore Avenue; thence with east side of Claremore Avenue, N. 7-56 W. 50 feet to the beginning corner.

The grantee expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by the grantor to C. Douglas Wilson & Co. dated June 30, 1949, recorded in Book of Mortgages 431, Page 106 in the original sum of \$6500.00, the remaining balance being \$5,699.16.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

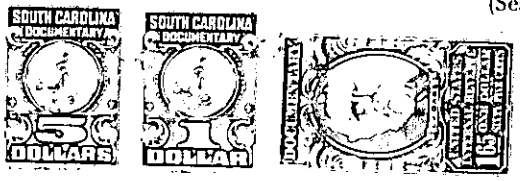
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

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 21st day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Three.

Signed, Sealed and Delivered in the Presence of Angell Staggs

James F. Peden (Seal)



State of South Carolina, Greenville County

Personally appeared before me Angell Staggs

and made oath that she saw the within named grantor(s) James F. Peden written deed, and that she, with Wesley M. Walker sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 21st day of March, A. D. 19 53 Notary Public for South Carolina

Angell Staggs

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Wesley M. Walker, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mamie C. Peden wife of the within named James F. Peden 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 B. R. Wilburn, 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 21st day of March, A. D. 19 53 Notary Public for South Carolina

Mamie C. Peden

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 23rd day of March 19 53 at 5:12 P.M. M. No. #6591

264-10-20