



STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Know All Men by These Presents:

That I, James E. Lipscombe, Jr., in the State aforesaid, in consideration of the sum of Six Hundred Fifty and no/100 (\$650.00) - - - - - DOLLARS, and the assumption of a mortgage hereinafter set forth, 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. J. Trammell, his heirs and assigns:

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Northern side of Rogers Avenue, and being known and designated as Lot No. 40 as shown on a revised Plat of the Property of B. E. Geer, prepared by W. M. Rast, Engineer, May 1929, recorded in Plat Book G at page 237, and being more particularly described according to said Plat as follows:

BEGINNING at an iron pin on the Northern side of Rogers Avenue, joint front corner of Lots Nos. 40 and 41, which pin is 235 feet West of the intersection of Rogers Avenue and Beacon Street, and running thence with the joint line of said lots, N. 5-50 W. 100.4 feet to an iron pin; thence S. 83-55 W. 78 feet to an iron pin, joint rear corner of Lots Nos. 39 and 40; thence with joint line of said lots, S. 5-50 E. 100.4 feet to an iron pin on the North side of Rogers Avenue; thence with said Avenue, N. 93-55 E. 78 feet to the beginning corner, and being the same property conveyed to the grantor by deed of P. L. Bruce dated March 21, 1950, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 405 at page 332.

The Grantee herein assumes and agrees to pay the balance due on a certain mortgage over this property executed by the Grantor herein to Canal Insurance Co. and subsequently assigned to the New York Life Ins. Co., said mortgage dated March 24, 1950, and recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 454 at page 173. The balance due on said mortgage as of this date is the sum of \$6,097.12.

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 24<sup>th</sup> day of November in the year of our Lord One Thousand Nine Hundred and Fifty-Three.

Signed Sealed and Delivered in the Presence of  
*Christine B. Giles*  
*H. D. Simpson*

*James E. Lipscombe, Jr.* (Seal)  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

State of South Carolina,  
Greenville County

Personally appeared before me *Christine B. Giles*

and made oath that she saw the within named grantor(s) James E. Lipscombe, Jr., written deed, and that she, with *H. D. Simpson* sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 24<sup>th</sup> day of November, A. D. 19 53.  
*H. D. Simpson* (Seal)  
Notary Public for South Carolina

*Christine B. Giles*

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER  
I, Christine B. Giles

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Anne M. Lipscombe, wife of the within named James E. Lipscombe, Jr., 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. J. Trammell, 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 24<sup>th</sup> day of November, A. D. 19 53.  
*Christine B. Giles* (Seal)  
Notary Public for South Carolina

*Anne M. Lipscombe*