

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

THE FAIRBANKS
R.M.C.

Know All Men by These Presents:

That I, Theodore T. Wagner, of Greenville County,

in the State aforesaid,
DOLLARS,

in consideration of the sum of Five (\$5.00) Dollars and love and affection
and subject to mortgage set out 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 grantee, Minnie H. Wagner, her heirs and assigns forever: All my right, title and interest, the same being an undivided one-half interest, in and to the following described real estate:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, now within the corporate limits of the City of Greenville at the intersection of Townes Street and Ashley Avenue, and having the following metes and bounds, to-wit:

BEGINNING at the northeast corner of the intersection of Townes Street with Ashley Avenue, and running thence along the East side of Townes Street, N. 11-26 E. 100 feet to an iron pin at the corner of property belonging to Metta E. Dill; thence along her line, S. 66-29 E. 84.3 feet to the rear corner of a lot belonging to D. E. Woodward; thence along Woodward's line, S. 8-26 W 104 feet to an iron pin on the northeast side of Ashley Avenue; thence along the northeast side of Ashley Avenue, N. 64-25 W. 90 feet to the beginning corner; being the same conveyed to the grantor and the grantee by Mrs. Metta E. Dill by her deed dated May 31, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 417, at page 190.

The above described lot is shown on the Township Block Book at Sheet 178, Block 11, Lot 1.1.

This conveyance is subject to a mortgage executed in the original sum of \$8500.00 by the grantor and the grantee to First Federal Savings and Loan Association of Greenville, recorded in Mortgage Book 475, at page 171, on which there is a balance due of \$4,166.53.

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 16th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Vivian W. Bolding (Seal)
Mary Louise Sullivan (Seal)

_____ (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Vivian W. Bolding

and made oath that she saw the within named grantor(s) Theodore T. Wagner sign, seal and as his act and deed deliver the within written deed, and that she, with Mary Louise Sullivan witnessed the execution thereof.

Sworn to before me this 16th day of April, A. D. 1954.
Mary Louise Sullivan (Seal)
Notary Public for South Carolina

Vivian W. Bolding

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

Wife Grantee.

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. Heirs and Assigns, all her interest and estate,

GIVEN under my hand and seal this _____ day of _____, A. D. 19____ (Seal)
Notary Public for South Carolina

Recorded this 12th day of May 1954, at 10:21 A.M., No. #10578

178-11-11