

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, Roscoe Bobbie Dean,

in the State aforesaid, in consideration of the sum of Two Thousand (\$2,000.00) Dollars and assumption of Mortgage as hereinafter set out 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 O. G. Penegar, Jr., and Edith S. Penegar, their heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County and State aforesaid, known and designated as Lot No. 41, Pleasant Valley, according to a plat made by Dalton Reeves, April, 1946, recorded in Plat Book P at page 92, and having the following notes and bounds, to-wit:

BEGINNING at an iron pin on northern side of Pleasant Ridge Avenue at joint front corner of Lots 40 and 41, said pin being 1855 feet southeast of iron pin on the northern side of Pleasant Ridge Avenue in the northeast corner of the intersection of Pleasant Ridge Avenue with Long Hill Street; thence S. 0-08 E., 160 feet to iron pin; thence S. 39-52 E., 60 feet to iron pin; thence S. 0-08 E., 100 feet to iron pin on north side of Pleasant Ridge Avenue; thence along said Avenue, N. 89-52 E., 60 feet to the birth of beginning, and being the same lot of land conveyed to grantor herein by W. A. Griffin by deed dated August 16, 1950, recorded in Vol. 413 at page 4, S.C. Office for Greenville County, South Carolina.

The above lot is subject to restrictions recorded in the S.C. Office for Greenville County and State aforesaid in Vol. 301 at page 80, and as amended in Vol. 307, page 106.

As a part of the consideration for this conveyance, grantees assume and agree to pay the balance of that certain mortgage executed by grantor to C. Douglas Wilson Company, August 16, 1950, in the original sum of \$3200.00, recorded in Mortgage Vol. 472 at page 19.

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 13th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of [Signatures] (Seal) (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County Personally appeared before me [Notary] and made oath that s he saw the within named grantor(s) ROSCOE BOBBIE DEAN sign, seal and as his act and deed deliver the within written deed, and that s he, with C. Victor Pyle witnessed the execution thereof. Sworn to before me this 13th day of August, A. D. 1954. Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Margaret Read Notary Public, do hereby certify unto all whom it may concern, that Mrs. Elaine S. Dean wife of the within named Roscoe Bobbie Dean 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 O. G. Penegar, Jr., and Edith S. Penegar, 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 14th day of August, A. D. 1954. Margaret Read (Seal) Notary Public for South Carolina My Commission Expires October 9, 1955 Recorded this 17th day of September 1954, at 4:26 P.M. M., No. #21120

222-1-87