

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Charles W. Fowlkes, of Greenville County, in the State aforesaid, in consideration of the sum of One Thousand and No/100 - - - - - (\$1,000.00) - - - DOLLARS, and the assumption of 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, Conda Baird, his heirs and assigns forever:

All that lot of land in Butler Township, Greenville County, South Carolina, being shown as Lot No. 35 on plat of College Heights, made by Dalton & Neves, Engineers, recorded in Plat Book P, at page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Princeton Avenue at the joint front corner of Lots Nos. 34 and 35, and running thence N. 33-10 W. 150 feet to an iron pin; thence S. 56-50 W. 75 feet to an iron pin; thence S. 33-10 E. 150 feet to an iron pin on Princeton Avenue; thence with Princeton Avenue, N. 56-50 E. 75 feet to the beginning corner; being the same property conveyed to me by Waco F. Childers, Jr., by deed dated March 13, 1953 and recorded in the R. M. C. office for Greenville County in Vol. 474, page 196.

This property is conveyed subject to the restrictive covenants and building restrictions applicable to College Heights, which are recorded in the R.M.C. office for Greenville County in Vol. 297, page 218, and Vol. 393, page 429.

The above described property is shown on the Township Block Book at Sheet 280, Block 2, Lot 83, and the grantee is to pay taxes for the year 1954, said taxes having been pro-rated as of this date.

As a part of the consideration for this conveyance, the grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed on March 13, 1953 in the original sum of \$7900.00 by the grantor in favor of C. Douglas Wilson & Co., recorded in the R. M. C. office for Greenville County in Mortgage Book 556, at page 249, on which there is a balance due of \$7,523.77 as of this date.

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 20th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

D.R. Cain
Mary Louise Sullivan

Charles W. Fowlkes (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Mary Louise Sullivan

and made oath that she saw the within named grantor(s) Charles W. Fowlkes sign, seal and as his act and deed deliver the within written deed, and that she, with D. R. Cain witnessed the execution thereof.

Sworn to before me this 20th day of September, A. D. 19 54.

D.R. Cain (Seal)
Notary Public for South Carolina

Mary Louise Sullivan

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, D. R. Cain, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Alla P. Fowlkes wife of the within named Charles W. Fowlkes 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 Conda Baird, 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 20th day of September, A. D. 19 54.

D.R. Cain (Seal)
Notary Public for South Carolina

Alla P. Fowlkes

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 21st day of September 19 54 at _____ M., No. 21309

9:36 A.M.