

GREENVILLE CO. S.C. 545 FEB 8 1955

STATE OF SOUTH CAROLINA, For True Consideration See Affidavit

GREENVILLE COUNTY

Book 19, Page 46

Know All Men by These Presents:

That I, Edna Altom Rikard, in the State aforesaid, in consideration of the sum of One (\$1.00) and other valuable consideration DOLLARS,

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 Nancy S. Luxemburger the following described property, to-wit:

All that piece, parcel or lot of land on the Southeastern side of Florida Avenue, County of Greenville, State of South Carolina, known and designated as Lot No. 21 of Block L on plat of Highland, recorded in Plat Book K, Pages 50 and 51, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At an iron pin on the Southeastern side of Florida Avenue, at joint front corner of Lots Nos. 21 and 22, and running thence with the line of Lot No. 22, S. 89-45 E. 234.2 feet to an iron pin on the right-of-way of the P & N Railway; thence along said right-of-way, N. 8-15 W. 60.9 feet to an iron pin at the joint corner of Lots Nos. 20 and 21; thence along the line of Lot No. 20, N. 89-45 W. 224.1 feet to an iron pin on Florida Avenue; thence with the Southeastern side of Florida Avenue in a southwesterly direction 60 feet to the beginning corner.

Being the same property conveyed to A. L. Rikard by deed from R. Heyward Ballard dated October 11, 1948, recorded in the Office of the R. M. C. for Greenville County in Deed Book 361, Page 496, the said A. L. Rikard having died intestate in Greenville County on February 27, 1954.

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 18th day of July, in the year of our Lord One Thousand Nine Hundred and fifty-five.

Signed, Sealed and Delivered in the Presence of Edna Altom Rikard (Seal) and other witnesses.

State of South Carolina, Greenville County Personally appeared before me J. G. Leatherwood

and made oath that he saw the within named grantor(s) Edna Altom Rikard sign, seal and as her act and deed deliver the within written deed, and that he, with C. Victor Pyle witnessed the execution thereof.

Sworn to before me this 18th day of July, A. D. 19 55 Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER GRANTOR WOMAN 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 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 day of A. D. 19 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 8th day of February 19 56 at 1:02 P.M. No. #3506 227-3 21