

STATE OF SOUTH CAROLINA 11 32 AM 1956  
GREENVILLE COUNTY

OLLIE FARNER  
R.M.C. Know All Men by These Presents:

That I, FRANK F. HOWARD

in consideration of the sum of Fifteen Hundred and No/100 and assumption of mortgage referred to below. (\$1500.00) in the State aforesaid, 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 K. W. BAUER AND IRENE K. BAUER, their heirs and assigns, forever:

ALL that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the Northwest side of Prancer Avenue and on the West side of Long Hill Street, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 260 on plat of Pleasant Valley, made by Dalton & Neves, Engineers, April 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book "P", page 92, and having, according to said plat, the following metes and bounds-to-wit:

BEGINNING at an iron pin on the West side of Long Hill Street at corner of Lots 244 and 260 and running thence S. 89-52 W. 120 feet to an iron pin; thence with the line of Lot 261, S. 0-08 E. 160 feet to an iron pin on the North side of Prancer Avenue; thence with the curve of Prancer Avenue (the chord being N. 78-37 E. 47.6 feet) to an iron pin; thence continuing with the curve of Prancer Avenue (the chord being N. 56-07 E. 47.6 feet) to an iron pin; thence with the curve of Prancer Avenue and Long Hill Street (the chord being N. 33-37 E. 47.6 feet) to an iron pin on the West side of Long Hill Street; thence with the curve of Long Hill Street (the chord being N. 10-17 E. 46.6 feet) to an iron pin; thence continuing with the West side of Long Hill Street, N. 0-08 W. 39.3 feet to the beginning, corner.

This is the same property conveyed to the Grantor herein by deed of James Roy Cheek, dated May 15, 1954, recorded in the RMC Office for Greenville County, S. C. in Deed Book 490, page 478.

Grantees to pay 1956 taxes. As a part of the consideration for this conveyance, the Grantees herein assume and agree to pay the balance due on that mortgage given by Frank F. Howard to C. Douglas Wilson & Co. in the original amount of \$6,700.00, dated May 17, 1954, recorded in Mortgage Book 596, page 185, RMC Office for Greenville County, S. C. 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 10th day of March in the year of our Lord One Thousand Nine Hundred and Fifty Six

Signed, Sealed and Delivered in the Presence of  
Rebecca H. Hemphill (Seal)  
Patrick C. Fant (Seal)



State of South Carolina, } Personally appeared before me Rebecca H. Hemphill  
Greenville County

and made oath that she saw the within named grantor(s) Frank F. Howard sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 10th day of March, A. D. 1956  
Patrick C. Fant (Seal)  
Notary Public for South Carolina

State of South Carolina, } RENUNCIATION OF DOWER  
Greenville County I, Patrick C. Fant, A Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia G. Howard wife of the within named Frank F. Howard 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 K. W. Bauer & Irene K. Bauer, 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 10th day of March, A. D. 1956  
Patrick C. Fant (Seal)  
Notary Public for South Carolina

Virginia G. Howard  
S.C. Stamps \$3.00  
U.S. Stamps \$1.65

Recorded this 10th day of March 1956 at 11:32 A.M. No. 6456