

GREENVILLE CO. S. C.

559 281

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, William B. James in the State aforesaid, in consideration of the sum of One and No/100 DOLLARS, love and affection and the assumption of the mortgage hereinbelow set forth, 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 Sarah P. James, her heirs and assigns,

All that tract or lot of land in Greenville County, State of South Carolina, in the City of Greenville, situate on the southern side of Waccamaw Avenue, and the western side of Sunset Drive, in a subdivision known as Sunset Hills, being known and designated as Lots Nos. 75 and 76 of said subdivision and being described according to a plat thereof prepared by R. E. Dalton, in December, 1945, recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 19, and having according to said plat the following metes and bounds to wit:

BEGINNING at a point on the western side of Sunset Drive at the joint corner of Lot No. 75 of Sunset Hills and property now or formerly of the J. A. Jenkinson Estate and running thence along the common line of said properties S 55-10 E 176.15 feet to an iron pin; thence N 41-10 W 160.3 feet to an iron pin on the southern side of Waccamaw Avenue, thence with the southern side of Waccamaw Avenue N 10-50 E 175 feet to an iron pin at the southwestern corner of the intersection of Waccamaw Avenue and Sunset Drive; thence along the western side of Sunset Drive S 41-10 E 180.7 feet to an iron pin, point of beginning.

It is expressly understood and agreed by the parties hereto that the grantee herein does expressly assume and agree to pay that certain note and mortgage given to Fidelity Federal Savings & Loan Association.

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 1st day of June in the year of our Lord One Thousand Nine Hundred and Fifty-six

Signed, Sealed and Delivered in the Presence of

Aileen D. Putman
Louise M. Moore

William B. James (Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina

COUNTY OF Greenville

Personally appeared before me Louise M. Moore

and made oath that he saw the within named grantor(s) William B. James

written deed, and that he, with Aileen D. Putman sign, seal and as witness act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 1st day of June, A. D., 1956
Aileen D. Putman (Seal)
Notary Public for South Carolina

Louise M. Moore

State of South Carolina

COUNTY OF

RENUNCIATION OF DOWER

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., 1956 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; P. Recorded this 3rd day of July 1956 at 2:34 P. M., No. #16987

221-1-1214122