

AUG 1 8 45 AM 1957

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON, BLYTHE & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY, OLLIE FARNSWORTH, R.M.C.

Know All Men by these Presents:

That Leland W. Kelley (same as Leland W. Kelley, Jr.) in the State aforesaid, in consideration of the sum of Seventy-eight Hundred Twenty and 51/100----- DOLLARS, and assumption of mortgage as 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 J. J. Warden and Dora M. Warden, theirheirs and assigns forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the northwestern side of Wedgewood Avenue in the City of Greenville, and being shown as Lot 18, Section D, on Plat of Croftstone Acres recorded in Plat Book S at Pages 78-79 and having according to plat of the property of Leland W. Kelley, recorded in Plat Book R at Page 68, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Wedgewood Avenue at the corner of property now or formerly owned by Alva H. Lowe and running thence with the line of said property N. 33-50 W. 200.6 feet to pin; thence with the line of Lot 1 S. 33-52 W. 117.6 feet to an iron pin; thence S. 51-30 E. 168.2 feet to pin on Wedgewood Avenue; thence with the northwestern side of Wedgewood Avenue N. 52-10 E. 58.5 feet to the point of beginning.

Being the same premises conveyed to the grantor by deed recorded in Deed Book 382 at Page 459.

GRANTEE to pay 1957 taxes. As a part of the consideration the grantees assume and agree to pay the balance due on a mortgage held by Monarch Life Ins. Co. in the amount of \$6929.49, recorded in Mtg. Book 441 at Page 361. 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 31st day of July in the year of our Lord One Thousand Nine Hundred and Fifty-seven.

Signed, Sealed and Delivered in the Presence of Leland W. Kelley (same as Leland W. Kelley, Jr.) (Seal) Margaret Loftis (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Margaret Loftis and made oath that she saw the within named grantor(s) Leland W. Kelley (same as Leland W. Kelley, Jr.) sign, seal and as his act and deed deliver the within written deed, and that she, with ~~xxxxxx~~ Robert F. Plaxco, Jr., witnessed the execution thereof. Sworn to before me this 31st day of July, A. D., 19 57. Margaret Loftis (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER, Jr. I, ~~xxxxxx~~ Robert F. Plaxco, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Betty S. Kelley wife of the within named Leland W. Kelley (same as Leland W. Kelley, Jr.) 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 J. J. Warden and Dora M. Warden, their Heirs and Assigns, all her interest and estate, and also 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 31st day of July, A. D., 19 57. Betty S. Kelley (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this day of 19 at M., No.