



STATE OF SOUTH CAROLINA,

JAN 15 3 57 PM '59

GREENVILLE COUNTY

Know All Men by These Presents:

That I, O. C. McDuffie, in the State aforesaid, in consideration of the sum of Four Thousand and No/100 (\$4,000.00) and assumption of mortgage 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

James H. Alley, his Heirs and Assigns forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Gantt Township, about 1 - 3/4 miles South of the railroad station known as Gantt Station, and being on the lefthand side going south of the paved highway known as Piedmont Highway and being known and designated as Lot No. 4 and a portion of Lot No. 5 of the Property of W. W. Griffin as shown on plat thereof prepared by Dalton & Neves dated February 1939 and recorded in the R. M. C. Office for Greenville County in Plat Book "J", at Page 55, said tract containing 2.28 acres and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Piedmont Highway, at the joint corner of Lots Nos. 3 and 4 and running thence S. 72-15 E. 586.4 feet to an iron pin; thence S. 4-0 W. 174 feet to an iron pin in the rear line of Lot No. 5; thence through Lot No. 5 N. 72-15 W. approximately 630 feet to a point on the eastern side of said Piedmont Highway; thence along the eastern side of said Highway N. 17-45 E. 171 feet to the point of beginning, and being subject to a power line right-of-way crossing the southwestern corner of this property.

The above is the same property conveyed to the grantor by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 496, Pages 507 and 531.

As part of the consideration of this conveyance the grantee assumes and agrees to pay the balance due on the note and mortgage given by the grantor to C. E. Robinson, Trustee, dated January 15th, 1959 and recorded herewith, the balance now due and owing being \$6,000.00.

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 15th day of January in the year of our Lord One Thousand Nine Hundred and fifty-nine

Signed, Sealed and Delivered in the Presence of

John P. Mann
Rebecca A. Daniel



State of South Carolina, Greenville County

Personally appeared before me Rebecca A. Daniel

and made oath that she saw the within named grantor(s) O. C. McDuffie sign, seal and as his act and deed deliver the within written deed, and that she, with John P. Mann witnessed the execution thereof.

Sworn to before me this 15th day of January, A. D. 19 59.

John P. Mann (Seal) Notary Public for South Carolina

Rebecca A. Daniel

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John P. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Estelle M. McDuffie wife of the within named O. C. McDuffie 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 James H. Alley, 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 15th day of January, A. D. 19 59.

John P. Mann (Seal) Notary Public for South Carolina

Estelle M. McDuffie

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 15th day of January 19 59, at 3:57 P.M., No. 17958

1169-2-5