

MAR 18 4 53 PM 1959



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE I. WORTH

Known All Men by These Presents:

That I, JAMES I. FERGUSON in the State aforesaid, in consideration of the sum of Fifteen Hundred Seventy-five & no/100 DOLLARS, and assumption of mortgage on which there is a balance due of \$10,847.72 (see below) to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WILLIAM JOSEPH HARKINS, his heirs and assigns

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 61 of a subdivision known as PECAN TERRACE, Section 2, as shown on a plat of said subdivision recorded in the R.M.C. Office for Greenville County in Plat Book EE, page 108, and according to a recent survey by Douglas S. Crouch, Engineer, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of North Wingate Road at the joint front corner of Lots Nos. 61 and 62 and the point of beginning being 1691.1 feet to Augusta Road and running thence with the line of Lot No. 62, N. 57-54 W. 241.6 feet to an iron pin, the rear corner of Lots Nos. 61 and 62; thence N. 4-17 E. 82.4 feet to an iron pin on the edge of a branch; thence with the branch as a line S. 86-50 E. 109.1 feet to an iron pin, joint rear corner of Lots Nos. 60 and 61; thence with the line of Lot No. 60, S. 39-00 E. 205 feet to an iron pin on the northwest side of North Wingate Road and the joint front corner of Lots Nos. 60 and 61; thence with North Wingate Road, S. 41-08 W. 60 feet to the beginning corner.

This being the same property conveyed to the grantor by deed of Nina G. Mann, et al, dated February 19, 1957 and recorded in Deed Book 571, page 421.

The grantee herein assumes and agrees to pay the balance due on that mortgage given by the grantor to Shenandoah Life Insurance Company and recorded in Mortgage Book 719, page 68, on which there is a balance due of \$10,472.33. The grantee also assumes and agrees to pay that certain mortgage given by the grantor to Betty M. Jackson and recorded in Mortgage Volume 705 at page 430, on which there is a balance due of \$375.39.

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 18th day of March in the year of our Lord One Thousand Nine Hundred and fifty-nine.

Signed, Sealed and Delivered in the Presence of

E. P. Riley, Jr. Beverly B. Newton

James I. Ferguson (Seal) SOUTH CAROLINA DOCUMENTARY DOLLAR SOUTH CAROLINA DOCUMENTARY DOLLAR SOUTH CAROLINA DOCUMENTARY DOLLAR SOUTH CAROLINA DOCUMENTARY DOLLAR

State of South Carolina

Personally appeared before me Beverly B. Newton

COUNTY OF GREENVILLE

and made oath that she saw the within named grantor(s) James I. Ferguson sign, seal and as his act and deed deliver the within written deed, and that she, with E. P. Riley, Jr. witnessed the execution thereof.

Sworn to before me this 18th day of March, A. D., 1959. Edward P. Riley, Jr. (Seal) Notary Public for South Carolina

Beverly B. Newton

State of South Carolina

RENUNCIATION OF DOWER

I, Edward P. Riley, Jr. Notary Public, do hereby certify

COUNTY OF GREENVILLE

unto all whom it may concern, that Mrs. Bonnie F. Ferguson wife of the within named James I. Ferguson 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 William Joseph Harkins, 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 18th day of March, A. D., 1959. Edward P. Riley, Jr. (Seal) Notary Public for South Carolina

Bonnie F. Ferguson

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 4:53 P. M. Recorded this 18th day of March, 1959, at M., No. 24113

382-1-21