

TITLE TO REAL ESTATE—PREPARED by HINSON & HAMER, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAY 28 3 40 PM 1959

Known All Men by These Presents:

That James M. Faress in the State aforesaid, in consideration of the sum of Four Thousand Two Hundred Three and 67/100 (\$4,203.63)---- 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 George T. Larson, his heirs and assigns,

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 31 on plat of Sections 1 and 2 of Belle Meade which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book EE, pages 116-117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Brookforest Drive, joint front corner Lots 31 and 32, said iron pin being 251.4 feet in a northeasterly direction from Williamsburg Drive; running thence S. 72-21 W. 139 feet to an iron pin, joint rear corner Lots 31 and 32; thence N. 19-0 W. 86.9 feet to an iron pin, joint rear corner Lots 30 and 31; thence N. 74-10 E. 147.4 feet to an iron pin on Brookforest Drive, joint front corner Lots 30 and 31; thence along Brookforest Drive S. 12-48 E. 80 feet to an iron pin at point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to The South Carolina National Bank, on which there is a balance due of \$8,146.33, said mortgage being recorded in Mortgages Volume 775, page 34.

This is a portion of the property conveyed to the grantor by deed recorded in Deeds Book 524, page 305.

Grantee to pay 1959 taxes.

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 28th day of May in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Signed, Sealed and Delivered in the Presence of

Marjorie A. Hill, Edward Ryan Harner

James M. Faress (Seal)

State of South Carolina, Greenville County

Personally appeared before me Marjorie A. Hill

and made oath that she saw the within named grantor(s) James M. Faress sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Harner witnessed the execution thereof.

Sworn to before me this 28th day of May, A. D. 1959 Edward Ryan Harner Notary Public for South Carolina

Marjorie A. Hill

State of South Carolina,

RENUNCIATION OF DOWER Grantor a Widower

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Relinquished and assigned singular the premises within mentioned and released.

Notary Public, do hereby certify; I, \_\_\_\_\_, did declare that she does freely, on whomsoever, renounce, release, and forever Heirs and Assigns, all her interest and estate, and singular the premises within mentioned and released.

Recorded this 28th day of May 1959, at 3:40 P.M., No. 31617

371-45