

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

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Know All Men by These Presents:

That WE, ESTON L. RODGERS and JOHN M. FLYNN in the State aforesaid, in consideration of the sum of Ten and no/100 DOLLARS, and assumption of mortgage referred to 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 BEATRICE T. GAINES, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot 39 of White Oaks Subdivision of Northside Development Company, and being more particularly described according to a plat prepared by J.D. Pellett, Jr., in August 1946, which plat is recorded in the RMC Office for Greenville County, S.C., in Plat Book P, at page 121, and having, according to said plat and a more recent survey made by J.C. Hill, May 20, 1948, the following metes and bounds, to-wit:

BEGINNING at a stake on the southwest corner of the intersection of Auburn Street and Holmes Drive, and running thence with Holmes Drive, S. 4-56 E., 120 feet to a stake in line of Lot 40; thence with line of Lot 40, S. 84-34 W., 108.7 feet to a stake, corner of Lots 38, 39 and 40; thence with joint of Lots 38 and 39, N. 5-22 W., 120 feet to a stake in the Southern side of Auburn Street; thence with Auburn Street, N. 84-34 E., 109.6 feet to the beginning corner.

This is the same property conveyed to the grantors by deed of Perry P. Harbin, dated August 3, 1959, recorded in the RMC Office for Greenville County, S.C. in Deed Book 631, page 213.

The grantee assumes and agrees to pay the balance due on that mortgage given by grantors herein to Fidelity Federal Savings and Loan Association of Greenville, dated August 3, 1959, in the original amount of \$8500.00, recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 798, at page 545.

Grantee to pay 1959 taxes.

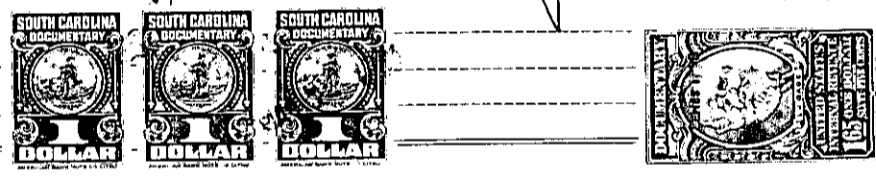
TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and 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 s and seal s this 16th day of October in the year of our Lord One Thousand Nine Hundred and fifty-nine.

Signed, Sealed and Delivered in the Presence of [Signatures of John M. Flynn, Ester C. Rodgers, Patrick C. Fant]



State of South Carolina, Greenville County Personally appeared before me Mildred R. Turner

and made oath that s he saw the within named grantor(s) Eston L. Rodgers and John M. Flynn sign, seal and as their act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 16th day of October, A. D. 19 59 [Signature of Notary Public]

State of South Carolina, Greenville County RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify unto all whom it may concern, that Mrs. Juanita F. Rodgers and Mrs. Madelyn C. Flynn wives-wife of the within named Eston L. Rodgers and John M. Flynn they do did this day appear before me, and upon being privately and separately examined by me, did declare that ~~she do~~ they do voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Beatrice T. Gaines, her 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 16th day of October, A. D. 19 59 [Signatures of Juanita F. Rodgers, Madelyn C. Flynn]

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 1st day of March 19 61, at 10:51 A. M., No. 21535

275-8-8