

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, BEATRICE T. GAINES in the State aforesaid, in consideration of the sum of Two Thousand Four Hundred Sixty-three and 25/100 ---- 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 RICHARD L. HAND and JOAN L. HAND, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate at the Southwest corner of the intersection of Holmes Drive and Auburn Street, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 39 on plat of White Oak Subdivision made by J.D. Pellett, Jr., August 1946, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book P, at Pages 120 and 121, and a recent survey made by J.C. Hill, May 20, 1948, and having, according to said plat and survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of Holmes Drive and Auburn Street, and runs thence along the West side of Holmes Drive, S. 4-56 E., 120 feet to an iron pin; thence S. 84-34 W., 108.7 feet to an iron pin; thence N. 5-22 W., 120 feet to an iron pin on the South side of Auburn Street; thence along Auburn Street, N. 84-34 E., 109.6 feet to the beginning corner.

GRANTEES assume and agree to pay the balance due on that mortgage given by Eston L. Rodgers and John M. Flynn to Fidelity Federal Savings and Loan Association of Greenville, S.C., dated August 3, 1959, in the original amount of \$8500.00, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 798, Page 545.

THIS is the same property conveyed to the grantor by deed of Eston L. Rodgers and John M. Flynn, dated August 3, 1959, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 669, Page 169.

Grantees to pay 1961 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 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 5 day of April in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Eston L. Rodgers and John M. Flynn

Beatrice T. Gaines (Seal) and five other seal lines

State of South Carolina, Greenville County

Personally appeared before me Eston L. Rodgers

and made oath that he saw the within named grantor(s) Beatrice T. Gaines sign, seal and as her act and deed deliver the within written deed, and that he, with John M. Flynn witnessed the execution thereof.

Sworn to before me this 5 day of April, A. D. 19 61 Notary Public for South Carolina

Signature of Notary Public, Eston L. Rodgers

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTOR, A WOMAN.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 5th day of April 19 61 at 12:09 P.M., No. #24540

275-8-5