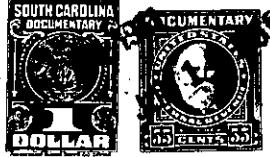


SM 10-58

TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 15 1961



Know All Men by These Presents:

That I, **James C. Austin** in the State aforesaid, in consideration of the sum of **four hundred dollars (\$400.00)** and the **assumption of the below described mortgage** 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 **Joseph M. Martin and Sally H. Martin, their heirs and assigns forever:**

All that certain piece, parcel or lot of land on the Western side of Townes Street Extension in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 6 of Block H, of the subdivision known as Highland Terrace, as shown on plat of same recorded in the R. M. C. Office for Greenville County in Plat Book K at page 120, and described as follows:

BEGINNING at an iron pin on the Western side of Townes Street Extension at the joint front corner of Lots Nos. 5 and 6 of Block H, and running thence with the Western side of Townes Street Extension S. 16-44 W. 50 feet to an iron pin at the joint front corner of Lots 6 and 7; thence with the line of Lot No. 7, N. 73-16 W. 150 feet to an iron pin; thence N. 16-44 E. 50 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with the line of Lot No. 5, S. 73-16 E. 150 feet to the point of beginning.

As part of the consideration for the within conveyance the grantees assume mortgage given by the grantor to C. Douglas Wilson Company recorded in the R. M. C. Office for Greenville County in Volume 790, at page 325, with balance now due in amount of \$11,769.44.

This is the same property conveyed to the grantor by deed recorded in Deed Book 626, at page 222.

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 **8th** day of **June** in the year of our Lord One Thousand Nine Hundred and **sixty-one.**

Signed, Sealed and Delivered in the Presence of

Stanley M. Wood
James D. McKinney Jr.

James C. Austin (Seal)

_____ (Seal)

State of South Carolina,
COUNTY OF Greenville

Personally appeared before me **Stanley M. Wood**

and made oath that he saw the within named grantor(s) **James C. Austin** written deed, and that he, with **James D. McKinney Jr.** sign, seal and as **his** act and deed deliver the within witnessed the execution thereof.

Sworn to before me this **8th** day of **June**, A. D., 19 **61**
James D. McKinney Jr. (Seal)
Notary Public for South Carolina

Stanley M. Wood

State of ~~South Carolina~~
COUNTY OF ~~Greenville~~ **Union**

RENUNCIATION OF DOWER
I, **Fred L. Plyler**

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. **Carole B. Austin** wife of the within named **James C. Austin** 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 **within named grantees, their** 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 **8th** day of **June**, A. D., 19 **61**
[Signature] (Seal)
Notary Public for ~~South Carolina~~ **NORTH CAROLINA**

Carole B. Austin

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this **16th** day of **June**, 19 **61**, at **3:46 P.M.**, No. _____

FOR DEPOSIT ONLY
TO THE CREDIT OF
COUNTY OF GREENVILLE

176-3-14