

JUN 16 2 41 PM 1961

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, William Lee Bingham in the State aforesaid, in consideration of the sum of Three Hundred (\$300.00) DOLLARS, and the assumption by the grantee of that certain mortgage hereinafter described 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

- JOHNNY H. BINGHAM, HIS HEIRS & ASSIGNS FOREVER -

All that lot of land in the City and County of Greenville, State of South Carolina, being known and designated as Lot No. 261 on plat of Pleasant Valley subdivision recorded in Plat Book "BB", Page 163, RMC Office for Greenville County, said lot having a frontage of 60 feet on the North side of Prancer Avenue, a parallel depth of 160 feet and a rear width of 60 feet.

AS A PART OF THE CONSIDERATION the grantee hereby assumes and agrees to pay the balance on that certain mortgage from William Lee Bingham to Aiken Loan and Security Company said mortgage being in the original amount of \$6,900.00, dated 22 December 1958, and recorded in the RMC Office for Greenville County, South Carolina.

The grantor does hereby also set over and assign to the grantee the escrow account, together with the hazard insurance policy, pertaining to the above loan and does authorize the transfer of the same to the grantee herein named.



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 16th day of June in the year of our Lord One Thousand Nine Hundred and Sixty One.

Signed, Sealed and Delivered in the Presence of Marie S. Phillips, Sidney L. Jay, William Lee Bingham (Seal), and four other witnesses (Seal).

State of South Carolina, County of Greenville, Personally appeared before me Marie S. Phillips and made oath that she saw the within named grantor(s) William Lee Bingham sign, seal and as his act and deed deliver the within written deed, and that she, with Sidney L. Jay witnessed the execution thereof.

Sworn to before me this 16th day of June, A. D., 1961. Notary Public for South Carolina. Signature: Marie S. Phillips (Seal).

State of South Carolina, County of Greenville, RENUNCIATION OF DOWER. I, Sidney L. Jay, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Delores Bingham wife of the within named William Lee Bingham 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 Johnny H. Bingham, 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 16th day of June, A. D., 1961. Notary Public for South Carolina. Signature: Delores Bingham (Seal).

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 16th day of June, 1961, at 2:41 PM, No. 31089.

222.3-9-15