

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, LEWIS J. FRAMPTON

in consideration of the sum of Five Thousand Two Hundred Eighty Six & 04/100 in the State aforesaid, and assumption of mortgage referred to below ----- 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 L. CECIL HAY and JOSEPHINE M. HAY, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Lake Fairfield Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot 13, Section 1 of Lake Forest on plat thereof made by Piedmont Engineering Service, July 1953, recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, page 17, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Lake Fairfield Drive, at joint front corner of Lots 12 and 13, and running thence along the line of Lot 12, N. 56-14 W. 267.5 feet to an iron pin; thence N. 49-47 W. 138.7 feet to an iron pin; thence N. 80-21 E. 199.7 feet to an iron pin; thence with the line of Lot 14, S. 44-11 E. 281.1 feet to an iron pin on the Northwest side of Lake Fairfield Drive; thence with the curve of Lake Fairfield Drive, (the chord being S. 42-55 W. 95 feet) to the beginning corner.

This is the same property conveyed to the grantor by deed of James Perry Aiken dated February 18, 1957, recorded in the RMC Office for Greenville County, S. C. in Deed Book 571, page 339.

Grantees assume and agree to pay the balance due on that mortgage given by James Perry Aiken to The Prudential Insurance Company of America in the original amount of \$14,000.00, dated January 9, 1956, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 664, page 165.

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 28th day of June in the year of our Lord One Thousand Nine Hundred and sixty one.

Signed, Sealed and Delivered in the Presence of

John B. Cox, jr. Sylvia B. Snow

Lewis J. Frampton (Seal) Lewis J. Frampton (Seal)



State of ALABAMA Jefferson County

Personally appeared before me

John B. Cox, jr.

and made oath that he saw the within named grantor(s) Lewis J. Frampton deliver the within written deed, and that he, with Sylvia B. Snow sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 28th day of June, A.D. 1961

William E. Jordan (Seal) Notary Public for South Carolina, Alabama My commission expires June 15, 1963

John B. Cox, jr.

State of ALABAMA Jefferson County

RENUNCIATION OF DOWER

I, William E. Jordan Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lenora D. Frampton wife of the within named Lewis J. Frampton 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 L. Cecil Hay and Josephine M. Hay their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, to or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 28th day of June, A.D. 1961

William E. Jordan (Seal) Notary Public for South Carolina, Alabama My commission expires June 15, 1963

Lenora D. Frampton

Recorded this 6th day of July 1961 at 11:07 A. M., No. 953.

277-2-14