

AUG 22 2 55 PM 1961

BOOK 680 PAGE 383

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, William A. Hammond, in the State aforesaid, in consideration of the sum of Thirty One Hundred (\$3,100.00) Dollars, and assumption of mortgage in original amount of \$6,400.00, recorded in mortgage book 864, page 132 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 BERNICE McCOMBS DUNCAN, as General Guardian for Lindsey Dean McCombs, his heirs and assigns:

ALL that piece, parcel or lot of land situate, lying and being on the Southwestern side of Floyd Street in the County of Greenville, State of South Carolina, being known and designated as Lot No. 91 as shown on a plat entitled "Monaghan Subdivision, Section Two", made by Piedmont Engineering Service, Greenville, S.C., May, 1957, and recorded in the RMC Office for Greenville County in Plat Book GG at page 151, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Floyd Street at the joint front corner of Lots Nos. 90 and 91, and running thence with the line of Lot No. 90 S. 38-30 W. 160 feet to an iron pin; thence with the rear line of Lot No. 63 N. 51-30 W. 75 feet to an iron pin at the joint rear corner of Lots Nos. 91 and 92; thence with the line of Lot No. 92 N. 38-30 E. 160 feet to an iron pin on the Southwestern side of Floyd Street; thence with the Southwestern side of Floyd Street S. 51-30 E. 75 feet to the point of beginning.

THIS being the same property conveyed to the grantor herein by deed of James A. Eppes, dated July 26, 1961, and recorded in the RMC Office for Greenville County in Deed Book 678 at page 461.

As of the date of this transfer, the balance due Carolina Federal Savings and Loan Association on this mortgage is \$6,400.00, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Volume 864, at page 132.



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 22nd. day of August, in the year of our Lord One Thousand Nine Hundred and Sixty One

Signed, Sealed and Delivered in the Presence of

Judy J. Mahaffey
Jewell L. Payne

William A. Hammond (Seal)
(South Carolina Documentary stamps: 5 DOLLARS, 1 DOLLAR, 1 DOLLAR, 1 DOLLAR, 1 DOLLAR, 1 DOLLAR, 1 DOLLAR)

State of South Carolina, Greenville County

Personally appeared before me Judy J. Mahaffey

and made oath that s he saw the within named grantor(s) William A. Hammond sign, seal and as his act and deed deliver the within written deed, and that s he, with Jewell L. Payne witnessed the execution thereof.

Sworn to before me this 22nd. day of August, A. D. 1961. Jewell L. Payne (Seal) Notary Public for South Carolina

Judy J. Mahaffey

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Jewell L. Payne Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ann R. Hammond wife of the within named William A. Hammond 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 Bernice McCombs Duncan, as General Guardian for Lindsey Dean McCombs, his heirs and assigns, all her interest and estate, and also all her right and claim of Dower of, in of to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 22nd. day of August, A. D. 1961. Jewell L. Payne (Seal) Notary Public for South Carolina

Ann R. Hammond

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 22nd. day of August 1961 at 2:55 P.M. M., No. #5016

143-1-45