

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

MAR 12 10 53 AM 1962

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE F. ...

Know All Men by these Presents:

That we, James A. Julian and Luelle S. Julian in the State aforesaid, in consideration of the sum of \$10.00 and assumption of mortgage 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 Thelma C. Baldwin, her heirs and assigns,

All those pieces, parcels or lots of land in Greenville County, State of South Carolina, being known and designated as Lots 25 and 26, as shown on a plat of Parkvale, Section "C", recorded in Plat Book K at Page 54, and being more particularly described, according to survey prepared by R. W. Dalton, July 1953, as follows:

BEGINNING at an iron pin in the northern side of Meyers Court, which pin is 340 feet east of the intersection of Meyers Court and Summit Drive (formerly Bennett Street), and running thence S. 84-30 E. 395 feet to a point in the center of a branch; thence along the center of said branch the following traverses, to-wit: S. 40-53 W. 62.1 feet, S. 55-56 W. 38 feet, S. 55-56 W. 107.2 feet to a point at the joint rear corner of Lots 24 and 25 of Section "C"; and running thence along the line of Lot 24, N. 83-30 W. 238 feet to an iron pin in the eastern side of Meyers Court; thence with said Court N. 2-0 E. 140 feet to the point of beginning. Together with the sewer right-of-way across Lot 24, as more fully set forth in deed recorded in Volume 411 at Page 383.

Being the same premises conveyed to the grantors by deed recorded in Book of Deeds 636 at Page 5.

As a part of the consideration for this deed, the grantee assumes and agrees to pay the balance due, according to its terms, on a mortgage recorded in Mortgage Book 569 at Page 421, held by Fidelity Federal Savings and Loan Association.

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 her 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 19th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-Two.

Signed, Sealed and Delivered in the Presence of

Ben C. Thornton
Ruby M. Eskew

James A. Julian (Seal)
Luelle S. Julian (Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ruby M. Eskew

and made oath that she saw the within named grantor(s) James A. Julian and Luelle S. Julian sign, seal and as their act and deed deliver the within written deed, and that she, with Ben C. Thornton witnessed the execution thereof.

Sworn to before me this 19th day of February, A. D., 1962
Ben C. Thornton (Seal)
Notary Public for South Carolina

Ruby M. Eskew

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Ben C. Thornton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Luelle S. Julian wife of the within named James A. Julian 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 Thelma C. Baldwin, and her Heirs and Assigns, all her interest and estate, and also 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 19 day of February, A. D., 1962
Ben C. Thornton (Seal)
Notary Public for South Carolina

Luelle S. Julian

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 12th day of March 1962, at 10:56 A.M. M. No. #22342

185-2-10411
-519-