

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, JAMES MONROE DEAN,

in consideration of the sum of One and 00/100 (\$1.00) in the State aforesaid,

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 NETTIE JANE GAMBRELL, her heirs and assigns, forever, reserving however unto the grantor herein for an during his lifetime the right to use and occupy the premises and to receive the rents and profits therefrom:

ALL that lot of land, with the buildings and improvements thereon, situate on the Southwest side of Cool Brook Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 52 on plat of Belmont Heights Subdivision, made by C. C. Jones, Engineer, April 1954, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book GG, Pages 54 and 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Cool Brook Drive at joint front corner of Lots 51 and 52, and runs thence along the line of Lot 51, S. 49-39 W., 146.5 feet to a point in the center of a branch; thence with the center of the branch (the traverse line being S. 26-32 E., 55 feet) to a point in center of the branch at joint rear corner of Lots 52 and 53; thence with the line of Lot 53, N. 64-26 E., 168 feet to an iron pin on the Southwest side of Cool Brook Drive; thence along Cool Brook Drive, N. 32-36 W., 50 feet to an iron pin; thence still along Cool Brook Drive, N. 48-41 W., 50 feet to the beginning corner.

Grantee herein assumes and agrees to pay that mortgage given by Jarrell S. Kirkland and Kathleen C. Kirkland to General Mortgage Co., on January 21, 1955, in the original amount of \$9,400.00, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 624, Page 277. Grantee to pay 1963 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 her Heirs and Assigns forever, reserving to myself the life estate referred to above.

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 5th day of November in the year of our Lord One Thousand Nine Hundred and sixty three.

Signed, Sealed and Delivered in the Presence of James Monroe Dean (Seal) James Monroe Dean (Seal) Joan O. Burgess (Seal) Patrick C. Fant (Seal)

State of South Carolina, Greenville County Personally appeared before me Joan O. Burgess and made oath that s he saw the within named grantor(s) James Monroe Dean deliver the within written deed, and that s he, with Patrick C. Fant sign, seal and as his act and deed witnessed the execution thereof. Sworn to before me this 5th day of November, A. D. 1963 Notary Public for South Carolina

State of South Carolina, Greenville County I, Notary Public, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 Notary Public for South Carolina Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 6th day of November 1963, at 11:45 A.M., No. 13505

145-388-5-14