

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

SEP 13 11 26 AM 1965

OLLIE LEATHERWOOD

Know All Men by These Presents:

That I, Ernest Fairley McDuffie

in the State aforesaid,

in consideration of the sum of Ten and no/100----- DOLLARS, and assumption of the mortgage indebtedness hereinafter set forth 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

Doris Rogers McDuffie, her heirs and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being on the north side of Mount Vista Avenue in that area recently annexed to the City of Greenville, County of Greenville, S. C., and being a part of the Lots Nos. 37 and 38 as shown on a plat of property of D. T. Smith recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 108 and having according to a more recent survey made by J.C. Hill, Surveyor, recorded in Plat Book V at Page 141, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Mount Vista Avenue 110 feet west from Ioka Street and running thence N. 25 degrees and 40 minutes W. 200 feet to iron pin; thence S. 64 degrees and 20 minutes W. 90 feet to an iron pin; thence S. 25 degrees 40 minutes E. 200 feet to iron pin on northerside of Mount Vista Avenue; thence N. 64 degrees and 20 minutes E. 90 feet to iron pin at beginning corner. Being the same property conveyed to the Grantor herein by Cora P. Bearden by deed dated June 2, 1950 and of record in the R. M. C. Office for Greenville County in Deed Book 410 at Page 519.

As a part of the consideration for this conveyance the Grantee herein assumes and agrees to pay the balance due on that certain note and mortgage heretofore given on the 5th day of July, 1962 by the Grantor to C. Douglas Wilson & Co. in the original amount of \$24,900.00, assigned to Metropolitan Life Insurance Company, which mortgage is recorded in Mortgage Book 894 at Page 553 and on which there is a balance due of \$21,368.34.

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 10 day of September in the year of our Lord One Thousand Nine Hundred and Sixty-five.

Signed, Sealed and Delivered in the Presence of

Fletcher C. Mann
Carole M. Owings

Ernest F. McDuffie (Seal)
(Signatures and seals of witnesses)

State of South Carolina, Greenville County

Personally appeared before me Carole M. Owings

and made oath that s he saw the within named grantor(s) Ernest Fairley McDuffie sign, seal and as his act and deed deliver the within written deed, and that s he, with Fletcher C. Mann witnessed the execution thereof.

Sworn to before me this 10th day of September, A. D. 1965
Fletcher C. Mann (Seal)
Notary Public for South Carolina

Carole M. Owings (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTEE WIFE OF GRANTOR

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. 1965
Notary Public for South Carolina

(Signature and Seal of Notary Public)

59-2-502-615