

STATE OF SOUTH CAROLINA } 1 54 PM '69
COUNTY OF GREENVILLE } ELLIE FARNSWORTH
R.M.C.



County Stamps Paid \$4.95
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that I, CLARENCE B. MARTIN, JR.

in consideration of Ten and No/100 Dollars, and other considerations

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

CHARLES S. MARTIN, his heirs and assigns forever:

An undivided one-half (1/2) interest in and to:
All that piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being on the East side of Augusta Road in that area recently annexed to the City of Greenville, County of Greenville, State of South Carolina, shown as Lot No. 108 on plat of Second Revision of Traxler Park, prepared March 1923 by R. E. Dalton, Engineer, which plat is of record in Plat Book "F", pages 114-115, R.M.C. Office for Greenville County, South Carolina, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Augusta Road, joint corner of Lots Nos. 108 and 109; thence along the line of Lot No. 109, N. 52-29 E. 354.5 feet to an iron pin; thence N. 54-08 W. 70 feet to an iron pin, joint rear corner of Lots Nos. 107 and 108; thence along joint line of said lots, S. 53-44 W. 333 feet, more or less, to an iron pin on the East side of Augusta Road; thence along said road, S. 36-24 E. 75 feet to point of beginning.

This is the same property conveyed to the Grantor by deed of E. H. McCall and Edna Williams McCall which is recorded in the RMC Office for Greenville County in Deed Book 832, page 61.

This conveyance is made subject to a mortgage given by E. H. McCall and Edna Williams McCall to First Federal Savings and Loan Association, Greenville, South Carolina, in the original amount of \$7,200.00 dated October 5, 1955, recorded in the Greenville County RMC Office in Mortgage Book 656, Page 1. It is understood and agreed that the grantor shall have full responsibility for the payment of the remaining balance due on this mortgage, and the grantee does not assume any obligation with respect thereto.

For True Consideration See Affidavit
Book 31 Page 85

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs (or successors) and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs (or successors), 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(s) and seal(s) this 26th day of March, 19 69 .

SIGNED, sealed and delivered in the presence of:
Clarence B. Martin (SEAL)
Sam A. Prattibam (SEAL)
Nancy P. Case (SEAL)



STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of March, 19 69 .
Sam A. Prattibam (SEAL)
Nancy P. Case

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this
26th day of March, 19 69 .
Nancy P. Case (SEAL)
Virginia B. Martin

Notary Public for South Carolina. 1-1-71
My Commission Expires: 1-1-70
RECORDED this 11 day of April, 19 69, at 1:54 P. M., No. 24337

519-207-1-53