

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

MAY 23 4 54 PM 1961

Know All Men by These Presents:

That I, Franklin Greenlee Ragsdale

in consideration of the sum of Ten (\$10.00) and assumption of mortgage in the State aforesaid, 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

Floyd M. Kay and Montez G. Kay,

All that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 4 on plat of B. R. O'Neall recorded in plat book JJ page 166 of the RMC Office for Greenville County, and having according to said plat and a recent survey made by C. C. Jones, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Edgewood Drive, the front joint corner of Lots Nos. 3 & 4; thence with the joint line of said lots N. 59-04 E. 150.8 feet to an iron pin; thence S. 27-05 E. 33.1 feet to a point; thence S. 27-17 E. 34.9 feet to an iron pin, corner of Lot No. 5; thence with the line of said lot S. 58-58 W. 152.5 feet to an iron pin on the northeast side of Edgewood Drive; thence with the northeast side of said Edgewood Drive, N. 26-07 W. 70 feet to the beginning corner.

This is the same property conveyed to grantor by Belton R. O'Neall by deed recorded November 5, 1957 in volume 587 page 141 of the RMC Office for Greenville County.

Grantees herein assume and agree to pay that certain mortgage given by grantor to H. V. Higley, administrator of Veterans' Affairs in the amount of \$9,000.00 recorded November 5, 1957 in mortgage volume 729 page 273 of the RMC Office for Greenville County, on which there is a balance due of \$8,909.61 as of March 3, 1961.

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 their 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 23 day of May in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

W. W. Wilkins
Genobia Cox

Franklin Greenlee Ragsdale (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, }
Greenville County }

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) Franklin Greenlee Ragsdale sign, seal and as his act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 23 day of May, A. D. 1961
W. W. Wilkins (Seal)
Notary Public for South Carolina

Genobia Cox

State of South Carolina, }
Greenville County }

RENUNCIATION OF DOWER

I, W. W. Wilkins Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Helen H. Ragsdale wife of the within named Franklin Greenlee Ragsdale 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 Floyd M. Kay and Montez G. Kay, their 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 23 day of May, A. D. 1961
W. W. Wilkins (Seal)
Notary Public for South Carolina

Helen H. Ragsdale

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 23rd day of May 1961 at 4:54 P. M. No. 28954.

104-2-37