

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & MORRAH, Attorneys at Law,



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAY 2 10 55 AM 1950

Know All Men by These Presents:

That Richard T. Groves in the State aforesaid, in consideration of the sum of Six Hundred Twenty-five & no/100 - - - (\$625.00) - - DOLLARS, and assumption of mortgage referred to below 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 Alvin W. Ross, his heirs and assigns, forever:

All that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being at the Northeast corner of the intersection of DeOyley Avenue and Long Hill Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 221 and the adjoining five feet of Lot 220 on Plat of Augusta Road Ranches, made by Dalton & Neves, Engineers, revised April 1942, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "M", page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of DeOyley Avenue and Long Hill Street and running thence along the East side of Long Hill Street, N. 23-40 W. 127.4 feet to an iron pin; thence N. 89-47 E. 93.6 feet to an iron pin in the rear line of Lot 220, said pin being 5 feet East from the joint rear line of Lots 220 and 221; thence through Lot 220, S. 00-13 E. 140 feet to an iron pin on the North side of DeOyley Avenue, said pin being 5 feet East from the joint front corner of Lots 220 and 221; thence along the North side of DeOyley Avenue, S. 89-47 W. 5 feet to an iron pin; thence continuing with DeOyley Avenue along a curved line (the chord of which is N. 59-12 W. 44.5 feet) to an iron pin at the Northeast corner of the intersection of DeOyley Avenue and Long Hill Street, the beginning corner.

The Grantee assumes and agrees to pay that mortgage given by the Grantor to C. Douglas Wilson & Co., dated December 13, 1947, in the original sum of \$6,500.00, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 375, page 412.

Grantee to pay 1950 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 his 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 1st day of May in the year of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of

Richard T. Groves (Seal)

Margaret McCreary (Seal)

Patrick C. Fant (Seal)



State of South Carolina, Greenville County

Personally appeared before me Margaret McCreary

and made oath that she saw the within named grantor(s) Richard T. Groves sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 1st day of May, A. D. 19 50 Patrick C. Fant (Seal) Notary Public for South Carolina

Margaret McCreary (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, Notary Public.

do hereby certify unto all whom it may concern, that Mrs. Dorothy Mae Groves wife of the within named Richard T. Groves 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 Alvin W. Ross, his 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 1st day of May, A. D. 19 50 Patrick C. Fant (Seal) Notary Public for South Carolina

Dorothy Mae Groves (Seal)

Cancelled documentary stamps attached: S. C. \$ 2nd. May 19 50 at 10:35 A. M., No. 10755

Recorded this 2nd day of May 19 50 at 10:35 A. M., No. 212-6-17 1/16