

AUG 19 11 48 AM 1950

VOL 416 PAGE 501

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & MORRAH, Attorney.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY



Know All Men by These Presents:

That I, Ralph O. Tuten, in the State aforesaid, in consideration of the sum of Ten Thousand Five Hundred Eleven & 83/100 (\$10,511.83) DOLLARS, and assumption of mortgage indebtedness set forth 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 Cora H. Girardeau, her heirs and assigns, forever:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, in Greenville County, State of South Carolina, on the North side of Cleveland Street, and being shown as all of Lot 49, on plat of McDaniel Heights, as revised in February 1938, by Dalton & Neves, Engineers, which plat is recorded in Plat Book "P", at page 87, R. M. C. Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Cleveland Street, at the joint front corner of Lots 48 and 49, and running thence along the joint line of said lots, N 4-10 W 185 feet to an iron pin; thence N 85-50 E 80 feet to an iron pin on the West side of a 50-foot street (sometimes referred to as Newman St and/or Austin St); thence along the West side of said 50-foot street, S 4-10 E 185 feet to an iron pin at the intersection of said street with the North side of Cleveland Street; thence along the North side of Cleveland Street, S 85-50 W 80 feet to the point of beginning.

Being the identical property conveyed to Ralph O. Tuten by deed of J. L. Newman, Administrator, et al, dated December 2, 1948, recorded in Deed Book 367, at page 35, R. M. C. Office for Greenville County, S. C..

Subject to the building restrictions set forth more fully in deed of J. L. Newman above referred to.

Grantee to pay 1950 taxes.

As part of the consideration the Grantee assumes and agrees to pay the balance due on that certain mortgage executed by the Grantor in favor of Carolina Life Insurance Company in the original sum of \$17,000.00 dated May 18, 1949, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 425, page 366 upon which there is presently due a balance of \$15,988.17.

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.

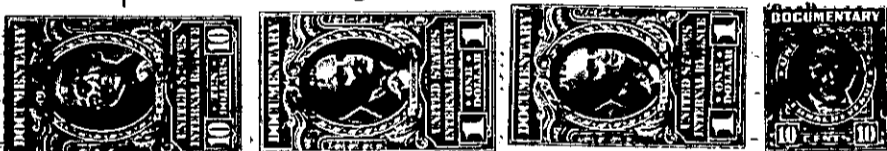
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 19th day of August in the year of our Lord One Thousand Nine Hundred and Fifty.

Signed, Sealed and Delivered in the Presence of

Ralph O. Tuten
P. Bradley Morrah, Jr.

Ralph O. Tuten (Seal)
(Seal)



State of South Carolina,
Greenville County

Personally appeared before me T. S. Foster

and made oath that he saw the within named grantor(s) Ralph O. Tuten sign, seal and as his act and deed deliver the within written deed, and that he, with P. Bradley Morrah, Jr., witnessed the execution thereof.

Sworn to before me this 19th day of August, A. D. 19 50
P. Bradley Morrah, Jr. (Seal)
Notary Public for South Carolina

T. S. Foster

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, P. Bradley Morrah, Jr., Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Ethelyn Kirby Tuten wife of the within named Ralph O. Tuten 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 Cora H. Girardeau, her 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 19th day of August, A. D. 19 50
P. Bradley Morrah, Jr. (Seal)
Notary Public for South Carolina

Ethelyn Kirby Tuten

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 19th day of August, 19 50, at 11:48 A. M., No. 20199