



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That Talmer Cordell in consideration of the sum of Thirty-Five Hundred and no/100 (\$3500.00) MAR 17 2 52 PM 1952 in the State aforesaid.

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 Billy Center Franklin, his Heirs and Assigns:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Westerly side of South Texas Avenue, near the City of Greenville, South Carolina being shown as Lot No. 3 on the plat of the property of Nona Harris Squires as recorded in the REC Office for Greenville County, S. C., in Plat Book "S", page 151, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of South Texas Avenue at a point 132.5 feet North of the Northwesterly corner of the intersection of South Texas Avenue and Sumter Street, joint front corner of Lots Nos. 2 and 3 and running thence along the Westerly side of South Texas Avenue N 22-10 W 67 feet to an iron pin, joint front corner of Lots Nos. 3 and 4; thence along the common line of Lots Nos. 3 and 4 S 71-00W 200 feet to an iron pin, joint rear corner of Lots Nos. 3, 4 and 34; thence along the joint rear line of Lots Nos. 3 and 34 S 22-10 E 67 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; thence along the common line of Lots Nos. 2 and 3 N 71-00 E 200 feet to the point of beginning.

For deed into Grantor see Deed Book 359, page 62. For Restrictions see Deed Book 340, page 336

This property is conveyed subject to that certain mortgage given by the Grantor herein to First Federal Savings and Loan Association in the original amount of \$4100.00, dated October 19, 1951, and recorded in Mortgage Book 512, page 222, and on which the unpaid balance in presently \$4000.00.



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 17th day of March in the year of our Lord One Thousand Nine Hundred and fifty-two.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Schaefer B. Kendrick and Harry R. Stephenson, Jr.

Handwritten signature of Talmer Cordell with four seal lines.

State of South Carolina, Greenville County

Personally appeared before me Harry R. Stephenson, Jr.

and made oath that he saw the within named grantor(s) Talmer Cordell sign, seal and as his act and deed deliver the within written deed, and that he, with Schaefer B. Kendrick witnessed the execution thereof.

Sworn to before me this 17th day of March, A. D. 1952. Schaefer B. Kendrick (Seal) Notary Public for South Carolina

Handwritten signature of Harry R. Stephenson, Jr.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Schaefer B. Kendrick Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elizabeth B. Cordell wife of the within named Talmer Cordell 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 Billy Center Franklin, 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 17th day of March, A. D. 1952. Schaefer B. Kendrick (Seal) Notary Public for South Carolina

Handwritten signature of Elizabeth B. Cordell

Cancelled documentary stamps attached: S. C. \$ 52 U. S. \$ 52 Recorded this 17th day of March 19 52 at 2:32 P. M., No. 6344