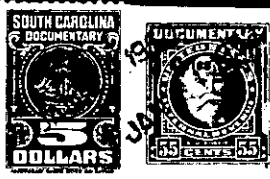


GREENVILLE CO. S. C.



BOOK 470 PAGE 457

JAN 21 3 31 PM 1953

GREENVILLE COUNTY OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, William M. Adair in the State aforesaid, in consideration of the sum of Fifteen Hundred, Seventy Eight and 84/100, (\$1,578.84) DOLLARS, and exchange of real estate of value of \$650.00 and assumption of mortgage setforth 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

Jack H. Hembree and Ruby Hembree, their heirs and assigns,

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 1 in section known as Sans Souci, and shown on a plat of the Perry Property, recorded in the R.M.C. Office for Greenville County in Plat Book "Q", at Page 24, 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 Perry Road and Berkley Avenue; thence with said Avenue, N.47-0 W. 131 feet to an iron pin in rear line of Lot No.28; thence with line of said lot, N.43-0 E. 50 feet to an iron pin, rear corner of Lots Nos. 1, 2, 27 and 28; thence with line of Lot No. 2, S.47-0 E. 131 feet to an iron pin on Perry Road; thence with said road, S.43-0 W. 50 feet to the beginning corner, subject to the restrictions named in the deed from Hext M. Perry, trustee, to Raford H. Hall and Mary T. Cox, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 307, at Page 27.

As a part of the consideration, the Grantees agree to assume the outstanding balance of \$5,271.16 due on that certain mortgage executed to the C. Douglas Wilson Company, later assigned to the Metropolitan Life Ins. Co. Said mortgage being of record in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 364, at Page 251.

Grantees to pay 1953 taxes.

Subject to the restrictions of record.

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)' 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)' Heirs and Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)' hand and seal this 13th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Signed, Sealed and Delivered in the Presence of

Edna R. Masley (Mrs.)
C. M. Hammond

William M. Adair (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Mrs. Edna R. Masley

and made oath that She saw the within named grantor William M. Adair sign, seal and as his act and deed deliver the within written deed, and that She, with C. M. Hammond witnessed the execution thereof.

Sworn to before me this 13th day of January, A. D. 1953
C. M. Hammond (Seal)
Notary Public for South Carolina

Edna R. Masley (Mrs.)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, C. M. Hammond Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred Mize Adair wife of the within named William M. Adair 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 Jack H. and Ruby Hembree, 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 13th day of January, A. D. 1953
C. M. Hammond (Seal)
Notary Public for South Carolina

Mildred Mize Adair

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 21st day of January 1953 at 3:31 P.M. #1556

169-9-28