

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE

Know All Men by These Presents:

That Jim D. Thomas in the State aforesaid, in consideration of the sum of ten dollars (\$10.00) and assumption of mortgage described below.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Ben S. Irvin and J. W. Jenkins, their heirs and assigns forever:

All of that certain piece, parcel or lot of land with the buildings and improvements thereon, in Greenville Township, Greenville County, State of South Carolina, on the West side of Underwood Avenue, designated as Lot No. 43, on plat of Glen Grove Park recorded in the R. I. C. Office for Greenville County in Plat Book F, at page 233, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin at the corner of Underwood Avenue and Monticello Avenue, and running thence along the line of Underwood Avenue N. 15-48 E. 72.8 feet to corner of Lot No. 44; Thence along line of Lot No. 44, N. 72-12 W. 150 feet to a point in the rear of Lot No. 71; thence along line of Lot No. 71, S. 15-48 W. 42.5 feet to an iron pin in the line of Monticello Avenue; thence along the line of said Avenue S. 62-42 E. 153 feet to the beginning corner.

As part of the consideration for the within conveyance the grantee assues that mortgage on the above described property which was given by the grantor General Mortgage Co. the original amount being \$8,500.00, which is of record in the R. I. C. Office for Greenville County in Volume 790 at page 463

This is the same property conveyed to the grantor by deed in R. I. C. Office for Greenville County in Deed Book 638 at page 24.

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 13th day of January in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

Jim D. Thomas

(Seal) (Seal) (Seal) (Seal)

State of South Carolina

Personally appeared before me R. F. Smathers

COUNTY OF Greenville

and made oath that he saw the within named grantor(s) Jim D. Thomas sign, seal and as his act and deed deliver the within written deed, and that he, with W. H. Ross witnessed the execution thereof.

Sworn to before me this 13th day of January, A. D., 19 60 [Signature of Notary]

[Signature of Notary]

State of South Carolina

RENUNCIATION OF DOWER (GRANTOR IS NOT MARRIED)

COUNTY OF

I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D., 19 [Signature of Notary]

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 17th day of February 1960, at 5:30 PM., No. 23044

196-7-18