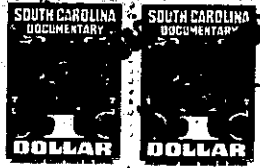


GREENVILLE CO. S.C.
MAR 12 11:35 AM 1960
OLLIE FA. HERT
R.M.C.



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, **Ben Fraizer**, in the State aforesaid, in consideration of the sum of **One Thousand, Seven Hundred Five and 58/100** -- DOLLARS,

And the assumption of the mortgage debt hereinafter mentioned, 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 grantee, namely: **J. T. Merritt, his heirs and assigns forever**:

All that piece, parcel or lot of land with improvements thereon, situate, lying and being in Monaghan Mill Village, Greenville County, South Carolina, and being more particularly described as Lot No. 12 Section 2, as shown on a plat entitled "Subdivision for Victor Monaghan Mills, Greenville, S. C., made by Pickell & Pickell, Engineers, Greenville, S.C., on December 20, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book "S" at pages 179-181, inclusive, according to said plat, the within described lot is also known as Lot No. 2 with a frontage on the south side of Parker Road of 75 feet, a depth along Parker Avenue (Dyer Street) of 175.7 feet, a depth on the east side of 174.2 feet and a rear width of 63 feet. This lot is shown on county auditor's block book sheet 136 block 7 lot 28, subject to the rights of way, building restrictions and reservations contained in the title deed from J.P. Stevens & Co., Inc., to Boyd L. McCraw, recorded in the R.M.C. Office aforesaid in Deed Book 382 at page 123, and being the same lot conveyed to the grantor herein by M.G. Crowder by deed recorded in the office aforesaid in Deed Book 448 at page 355.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay \$4,794.42, same being the unpaid balance of the mortgage debt contracted by M.G. Crowder to Sophia Wyatt, said mortgage being of record in the R.M.C. Office aforesaid in Mortgage Book 510 at page 447, making the total consideration for this conveyance \$6,500.00.



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 12th day of March in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Janie G. Bowen
C. S. Bowen

Ben Fraizer (Seal)
Ben Fraizer (Seal)
(Seal)
(Seal)

State of South Carolina

Personally appeared before me Janie G. Bowen

COUNTY OF GREENVILLE

and made oath that s he saw the within named grantor(s) Ben Fraizer sign, seal and as his act and deed deliver the within written deed, and that s he, with C. S. Bowen witnessed the execution thereof.

Sworn to before me this 12th day of March, A. D., 1960
C. S. Bowen (Seal)
Notary Public for South Carolina

Janie G. Bowen

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF Greenville

I, C.S. Bowen Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Loree Fraizer, wife of the within named Ben Fraizer 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 J.T. Merritt, 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 12th day of March, A. D., 1960
C. S. Bowen (Seal)
Notary Public for South Carolina

Loree Fraizer

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ A.
Recorded this 12th day of March 1960, at 11:35 M., No. #25044

136-7-28