

APR 17 8 59 AM 1963

BOOK 720 PAGE 425

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Thomas M. Franklin, Jr. and Phyllis H. Franklin,

in consideration of Fifty & NO/100 (\$50.00) and assumption of mortgage described below. Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto A. F. Hart, his heirs and assigns forever:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #41, Plat of Pleasant Valley, said plat being recorded in the RMC Office for Greenville Couyt, South Carolina, in Plat Book P, page 92., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Pleasant Ridge Avenue, joint front corner Lots 41 and 42, said iron pin being 122.5 feet in an easterly direction of the intersection of Prince Avenue and Pleasant Ridge Avenue; and running thence along Pleasant Ridge Avenue N. 89-52 E. 60 feet to an iron pin, joint front corner Lots 40 and 41; thence N. 0-08 W. 160 feet to an iron pin, joint rear corner Lots 40 and 41; thence S. 89-52 W. 60 feet to an iron pin, joint rear corner Lots 41 and 42; thence S. 0-08 E. 160 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the Grantors agree to assume and pay, according to its terms, that certain note and mortgage given to General Mortgage Co., on which there is a current balance of \$9,279.36, said Mortgage being recorded in mortgage Book 842 at page 9.

This is the same property conveyed to the Grantors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 622 at page 483.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 17th day of April 19 63.

SIGNED, sealed and delivered in the presence of:

Thomas M. Franklin Jr. (SEAL)
Phyllis H. Franklin (SEAL)
William B. Long Jr. (SEAL)
Gary A. Chapman, Jr. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of April 19 63.

Gary A. Chapman, Jr. (SEAL)
William B. Long, Jr.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17th day of April 1963.
Gary A. Chapman, Jr. (SEAL)
Notary Public for South Carolina.

Phyllis H. Franklin

RECORDED this 17th day of April 19 63, at 8:59 A. M., No. 26440

-519-222.2-3-15