

FEB 8 11 15 AM 1964

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ELLIE FRANKS WORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, MAX R. SOUTHARDS

in consideration of One and No/100----- Dollars,

AND ASSUMPTION OF MORTGAGE REFERRED TO BELOW

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto HERBERT D. AYERS and BARBARA W. AYERS, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the East side of Essex Court, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 29 on plat of Essex Court, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book W, at page 31, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Essex Court at joint front corner of Lots 28 and 29 and running thence along the line of Lot 28, N. 86-15 E., 116.9 feet to an iron pin; thence S. 5-52 E., 60.04 feet to an iron pin; thence with the line of Lot 30, S. 86-15 W., 119.1 feet to an iron pin on the East side of Essex Court; thence along Essex Court, N. 3-45 W., 60 feet to the beginning corner.

The above is the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 695, page 75.

As part of the consideration of this conveyance, the Grantees assume and agree to pay the balance due on the mortgage given by the Grantor to C. Douglas Wilson & Co., recorded in the said RMC Office in Mortgage Book 885, at page 263, the balance now due and owing being \$6,326.90.

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 8th day of February 19 64
SIGNED, sealed and delivered in the presence of: Max R. Southards (SEAL)
Herbert D. Ayers (SEAL)
Barbara W. Ayers (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 8th day of February 19 64
Notary Public for South Carolina. (SEAL) *Francis B. Nettles*

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 8th day of February 19 64
Notary Public for South Carolina. (SEAL) *Jessie B. Southards*

RECORDED this 8th day of February 19 64, at 11:15 A. M., No. 22410

519-274-A-1-100