

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

SEP 3 9 03 AM 1964

Know All Men by These Presents:



That WE, ALFRED C. MONAGHAN & ROSEMARIE P. MONAGHAN in the State aforesaid,

in consideration of the sum of Four Thousand Two Hundred Seventy-Seven and No/100---DOLLARS, and assumption of the mortgage referred to below 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 THOMAS J. JAMES AND FRANCES GUNN JAMES, THEIR HEIRS AND ASSIGNS, FOREVER:

ALL that lot of land with the buildings and improvements thereon situate on the North side of Hiawatha Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 207 on plat of Sector V, Botany Woods, made by Piedmont Engineering Service, May 1961, recorded in the RMC Office for Greenville County, S. C. in Plat Book YY, Pages 5 and 6, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Hiawatha Drive at joint front corner of Lots Nos. 206 and 207 and runs thence with the line of Lot No. 206, N. 53-49 W., 180 feet to an iron pin; thence N. 71-03 E., 176.4 feet to an iron pin; thence with the line of Lot No. 208, S. 6-40 E., 180 feet to an iron pin on the North side of Hiawatha Drive; thence with the curve of Hiawatha Drive (the chord being S. 72-15 W., 92 feet) to the beginning corner.

This is the same property conveyed to the grantors by deed of Frank P. Hammond, dated July 16, 1962, recorded in the RMC Office for Greenville County, S. C. in Deed Book 702, Page 319.

The grantees assume and agree to pay that mortgage given by Alfred C. Monaghan and Rosemarie P. Monaghan to General Mortgage Co. (now Cameron-Brown Company), dated July 16, 1962, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 895, Page 592, on which there remains unpaid a principal balance of \$25,972.67.

GRANTEES to pay 1964 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

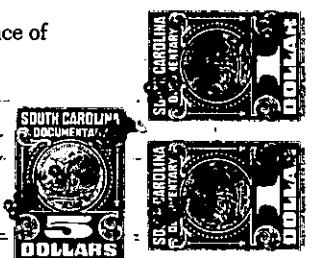
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

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 26th day of August in the year of our Lord One Thousand Nine Hundred and sixty-four.

Signed, Sealed and Delivered in the Presence of

Ruth O'Connor
Victor A. di'Marsi



Alfred C. Monaghan (Seal)
Rosemarie P. Monaghan (Seal)

State of South Carolina
Warren Township
Greenville County

Personally appeared before me Ruth O'Connor

and made oath that she saw the within named grantor(s) Alfred C. Monaghan and Rosemarie P. Monaghan deliver the within written deed, and that she, with Victor A. di'Marsi sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 26th day of August, A. D. 1964

Notary Public for South Carolina New Jersey
My commission expires

State of South Carolina
Warren Township

RENUNCIATION OF DOWER

I, Marjorie McWhorter Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Rosemarie P. Monaghan wife of the within named Alfred C. Monaghan 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 Thomas J. James and Frances Gunn James, 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.

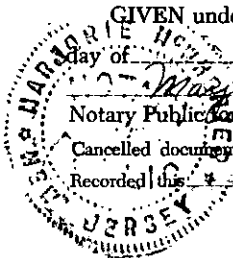
GIVEN under my hand and seal this 26th day of August, A. D. 1964

Rosemarie P. Monaghan (Seal)
Rosemarie P. Monaghan

Notary Public for South Carolina New Jersey My commission expires
Cancelled documentary stamps attached: S. C. \$ U. S. \$

Recorded this 3rd day of September 1964, at 9:03 A. M., No. 7068

MARJORIE McWHORTER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 21, 1967



271-715.13-1-163