

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 7 9 00 AM 1951



Know All Men by These Presents:

That I, Clarence C. Coleman, Jr. in the State aforesaid, in consideration of the sum of Thirty-Eight Hundred and No/100-- (\$3800.00)-- DOLLARS, and assumption of mortgage set out 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 Walter F. Brooks, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, in Greenville Township, on Ethelridge Drive, between the Franklin Road and Beacon Street, in the Sans Souci Section of Greenville County about two miles north of the City of Greenville, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of a five foot sidewalk running along Ethelridge Drive, said pin being the joint front corner of lots Nos. 2 and 3; and running thence along the western line of lot 3, S. 5-35 E. 150 feet to an iron pin, rear corner of said lots; thence S. 78-36 W. 31 feet to an iron pin in line of lot 1; thence N. 17-22 W. 47 feet to an iron pin corner of church lot; thence along the eastern line of the church lot, N. 12-05 W. 100 feet to an iron pin on the southern edge of said sidewalk running along Ethelridge Drive; said pin being the joint front corner of the church lot and lot 2; thence along the southern edge of said sidewalk, N. 78-36 E. 51.2 feet to an iron pin, the beginning corner, said lot being known and designated as lot 2, on plat of said property, recorded in the Office of R.M.C. for Greenville County in Plat Book B at Page 63. Being the same premises conveyed to the grantor by Clarence C. Coleman by deed recorded in Volume 426 At Page 226.

Grantee is to pay 1951 taxes.

As a part of the consideration for this deed, the grantee assumes and agrees to pay a balance due of \$4000.00 on a mortgage held by Fidelity Federal Savings & Loan Association recorded in Volume 487 at Page 229.



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 6 day of April in the year of our Lord One Thousand Nine Hundred and Fifty-One

Signed, Sealed and Delivered in the Presence of Clarence C. Coleman Jr. (Seal), Ena W. King (Seal), Ben C. Thornton (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ena W. King

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

Sworn to before me this 6th day of April, A. D. 19 51 Notary Public for South Carolina

Ena W. King (Seal)

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Ben C. Thornton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia A. Coleman wife of the within named Clarence C. Coleman, Jr. 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 Walter F. Brooks, his Heirs and Assigns, all her interest and estate, and also 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 6 day of April, A. D. 19 51 Notary Public for South Carolina

Virginia A. Coleman (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 7th day of April 19 51 at 9:00 A. M. No. 8085

169-8-9