

STATE OF SOUTH CAROLINA

SEP 29 12 (to Pt) 1951

GREENVILLE COUNTY

WILLIE FARNSWORTH

R. M. C. Know All Men by These Presents:

That I, James Thomas Higgins, in the State aforesaid, in consideration of the sum of One Dollar (\$1.00), love and affection for my wife, and assumption of the mortgage referred to below; the Grantee herein, 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 Willie Davis Higgins, her heirs and assigns, forever:

All that lot of land with the improvements thereon situate on the Southwest side of Broughton Drive, near the City of Greenville, in Greenville County, State of South Carolina, shown as Lot 12 of Section "G", on plat of Croftstone Acres, made by C. B. Dawsey, Surveyor, August 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "S", at pages 78 and 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Broughton Drive, at joint front corner of lots 11 and 12, of Section "G", and running thence along the line of Lot 11, S 81-40 W 200.2 feet to an iron pin; thence with the line of Lot 13, N 33-10 E 184 feet to an iron pin on the Southwest side of Broughton Drive; thence along the Southwest side of Broughton Drive, following the curve thereof (the chord being S 47-35 E 79.4 feet) to an iron pin; thence continuing with the curve of Broughton Drive (the chord being S 28-49 E 30.6 feet) to the beginning corner, said lot being triangular in shape.

This is the same property conveyed to the Grantor by deed of R. M. Gaffney and Charles E. Robinson, Jr., dated September 18, 1951, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 442, at page 175.

As part of the consideration of this conveyance, the Grantee herein assumes and agrees to pay that mortgage given by the Grantor herein under date of Sept. 18, 1951, in the original sum of \$10,400.00, recorded in the said R. M. C. Office in Mortgage Book 509, at page 457.

This property is conveyed subject to restrictions contained in the deed of T. C. Stone, et al, to R. M. Gaffney, et al, dated April 30, 1951, recorded in the R. M. C. Office for Greenville County in Deed Book 454, at page 229.

Grantee to pay 1951 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 hereinafter mentioned unto the grantee(s) hereinabove named, and her 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)' hand and seal this 28th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-one.

Signed, Sealed and Delivered in the Presence of

Margaret McCreary
Patrick C. Fant

James T. Higgins
James Thomas Higgins

State of South Carolina, Greenville County

Personally appeared before me Margaret McCreary

and made oath that she saw the within named grantor(s) James Thomas Higgins sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 28th day of September, A. D. 1951
Patrick C. Fant (Seal)
Notary Public for South Carolina

Margaret McCreary

State of South Carolina, Greenville County

GRANTEE GRANTOR'S WIFE. RENUNCIATION OF DOWER

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 1951
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 29th day of September 1951, at 12:10 P. M. No. 22502