



STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

OLLIE FARNSWORTH
R.M.C.

Know All Men by These Presents:

That I, John Porter Johnson, in the State aforesaid, in consideration of the sum of -Three Thousand, Two Hundred Fifty-Five and 85/100 - - DOLLARS, and assumption of a mortgage hereinafter described, 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 G. L. Austin, his heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being on the Southwestern side of Monaghan Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and known as Lot No. 45 on plat of property of Victor Monaghan Company Dev. #1, made by Dalton & Neves, Engineers, December, 1941, recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book "M" at page 39, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Southwestern side of Monaghan Avenue at the joint front corner of Lots Nos. 44 and 45 and running thence along the common lines of said lots, S. 44-40 W. 246.7 feet to an iron pin, joint rear corner of Lots Nos. 42, 43, 44 and 45; thence along the rear line of Lots 42 and 41, N. 72-23 W. 203 feet to an iron pin in line of Lot No. 40; thence along the common line of Lots Nos. 40 and 45, N. 7-52 E. 101.2 feet to an iron pin at corner Lot No. 40; thence N. 73-52 E. 288 feet to an iron pin on the Southwestern side of Monaghan Avenue; thence along the Southwestern side of Monaghan Avenue, S. 49-0 E. 100.9 feet to an iron pin at beginning corner.

This property herein conveyed is subject to the restrictive covenants which are recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 243 at page 146.

The Grantee assumes and agrees to pay the note and mortgage given by the Grantor to Fidelity Federal Savings and Loan Association in the principal amount of \$4500.00 dated October 11, 1946, and recorded in the R.M.C. Office for Greenville County, S. C. in Real Est. Mtg. Book 353 at page 110.

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 31st day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Two.

Signed, Sealed and Delivered in the Presence of

John Porter Johnson (Seal)

John R. Cheatham
Frank G. Carpenter



State of South Carolina, Greenville County

Personally appeared before me John R. Cheatham

and made oath that he saw the within named grantor(s) John Porter Johnson sign, seal and as his act and deed deliver the within written deed, and that he, with Frank G. Carpenter witnessed the execution thereof.

Sworn to before me this 31st day of January, A. D. 1952.

Frank G. Carpenter (Seal)
Notary Public for South Carolina

John R. Cheatham (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER
I, Frank G. Carpenter, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Reba D. Johnson wife of the within named John Porter Johnson 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 G. L. Austin, his 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 31st day of January, A. D. 1952.

Frank G. Carpenter (Seal)
Notary Public for South Carolina

Mrs. Reba D. Johnson

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 31st day of January 1952 at 3:30 P. M. No. 2535