

Know All Men by These Presents:

That J. Louis Coward Construction Co., Inc. in the State aforesaid,
in consideration of the sum of Thirty-Eight Hundred Fifty and No/100 (\$3850.00)- - 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 James E. Payne, his heirs and assigns forever:

All that lot of land in Greenville County, S. C., in the City of Greenville, being known and designated as lot 16, and lot 17, as shown on a plat of University Circle, prepared by J. Louis Coward Construction Co., Inc., dated August 16, 1952, and being more particularly described as follows:

BEGINNING at an iron pin on the Southwest side of Blythewood Drive, which pin is 220 feet Northwest of the intersection of Blythewood Drive and Carmel Street, and is the joint front corner of lots 17 and 18, as shown on plat of Coward resubdivision, and running thence S. 56-45 W. 131.5 feet to iron pin; thence N. 29-21 W. 79.26 feet to iron pin; thence N. 56-45 E. 125.4 feet to an iron pin in the Southwest side of Blythewood Drive; thence with said Drive, S. 34 E. 79 feet to the point of beginning.

As a part of the consideration for this deed the grantee assumes and agrees to pay a balance due of \$6000.00 due on a mortgage held by Fidelity Federal Savings & Loan Association recorded in Volume 542 at Page 304.

This conveyance is executed pursuant to the By-Laws of the Corporation and resolution duly adopted by the directors thereof.

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 27th day of January in the year of our Lord One Thousand Nine Hundred and Fifty Five

Signed, Sealed and Delivered in the Presence of

Earl W. King
Tom Blythe

J. Louis Coward (Seal)
and Treasurer (Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA,
Greenville County

Personally appeared before me

and made oath that she saw the within named grantor(s) J. Louis Coward, President & Treasurer sign, seal and as to her act and deed deliver the within written deed, and that she, with E. W. King, Notary Public, witnessed the execution thereof.

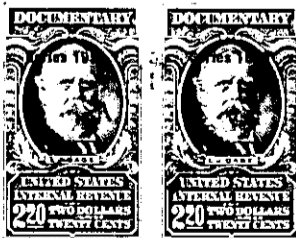
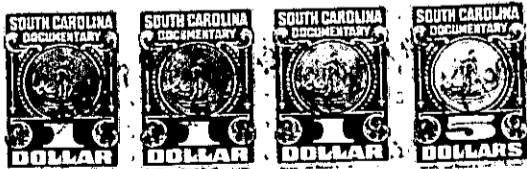
Sworn to before me this 23 day of January, A. D. 1955
Earl W. King (Seal)
Notary Public for South Carolina

Earl W. King

STATE OF SOUTH CAROLINA,
Greenville County

RENUNCIATION OF DOWER

I, _____ Notary Public, do hereby certify



fully examined by me, did declare that she does not have any person or persons whomsoever, renounce, release, Heirs and Assigns, all or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of January, 1955
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ 4.00; U. S. \$ 4.40
Recorded this 27th day of January 1955, at 9:32 A. M., No. #1934