

TITLE TO REAL ESTATE—Prepared by HINSON, TRAXLER & HAMER, A.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY JUL 5 9 35 AM 1953



Know All Men by These Presents:

That R. C. Bruce, Jr. in the State aforesaid, in consideration of the sum of Two Thousand Seven Hundred Thirty Eight and 19/100 (\$2738.19) DOLLARS, and assumption of mortgage described 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 CHRISTINE C. AND FRED M. MARTIN, their heirs and assigns:

All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, just off the New Buncombe Road, about three miles from Greenville County Court-house, being known and designated as Lot No. 1 on plat of property of A. S. Campbell, made by W. J. Riddle, Surveyor, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book Q, page 199, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on East side of Razor Drive, joint corner of Tract No. 5 and Lot No. 1 and running thence S. 71-17 E. 247 feet to a point, joint corner Lot No. 3; thence S. 18-43 W. 75 feet to a point, joint corner Lots Nos. 2, 3 and 4; thence along the dividing line of Lots Nos. 1 and 2 N. 71-17 W. 247 feet to a point, joint E. corner Lots Nos. 1 and 2; thence N. 18-43 E. 75 feet to the point of beginning on the East side of Razor Drive.

Grantee to pay 1953 taxes.

This is the same property conveyed to the grantor herein by Palmetto Enterprises of Greenville, S. C. by deed dated February 21, 1952, recorded in the R. M. C. Office for Greenville County, South Carolina in Deeds Volume 451, page 504.

As a part of the consideration hereof the grantees agree to assume and pay according to its terms that certain note and mortgage given by R. C. Bruce, Jr. to C. Douglas Wilson & Company and assigned to Metropolitan Life Insurance Company on which there is a balance due of Six Thousand Seven Hundred Sixty One and 81/100 (\$6,761.81) Dollars; said mortgage being recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgages Volume 523, page 267.

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 30th day of May in the year of our Lord One Thousand Nine Hundred and Fifty three

Signed, Sealed and Delivered in the Presence of

Barbara S. Riddle

J. LaRue Hinson

R. C. Bruce, Jr. (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina,

Greenville County

Personally appeared before me Barbara S. Riddle

and made oath that she saw the within named grantor(s) R. C. Bruce, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with J. LaRue Hinson witnessed the execution thereof.

Sworn to before me this 30th day of May, A. D. 19 53 J. LaRue Hinson (Seal) Notary Public for South Carolina

Barbara S. Riddle

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, J. LaRue Hinson Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary L. Bruce wife of the within named R. C. Bruce, 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 Christine C. and Fred M. Martin, 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 30th day of May, A. D. 19 53 J. LaRue Hinson (Seal) Notary Public for South Carolina

Mary L. Bruce

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 5th day of June 19 53, at 9:36 A. M. No. #12662

D4-3-16