

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Jack M. Gardo in the State aforesaid, in consideration of the sum of One Dollar and mortgage indebtedness below stated DOLLARS,

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 W. J. Murphy and Virginia B. Murphy, their heirs and assigns

All that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 26, Springfield Avenue, according to plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "AA", at page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Springfield Avenue, joint front corner of Lots Nos. 26 and 27, which point is 160.7 feet from the Northwest intersection of Crescent Street and Springfield Avenue and running thence along the West side of Springfield Avenue, N. 20-18 W., 80 feet to an iron pin joint front corner of Lots Nos. 25 and 26; thence along the joint line of Lots Nos. 25 and 26, S. 69-42 W., 162.4 feet to an iron pin; thence S. 14-13 E., 27 feet; N. 69-42 E., 170.8 feet to the point of beginning.

This is the same property conveyed to me by Robert Galloway by deed dated August 21, 1953 and recorded in the Greenville County RMC Office in Vol. 484, page 307.

The grantees, W. J. Murphy and Virginia B. Murphy, hereby assume payment of the note and mortgage executed by Robert H. Galloway to Collateral Investment Company (and subsequently assigned to Franklin Society Savings and Loan Asso.) said mortgage recorded in Greenville County RMC Office in Vol. 533, at page 373.

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 20th day of November in the year of our Lord One Thousand Nine Hundred and fifty three

Signed, Sealed and Delivered in the Presence of H. K. Townes, Barbara Shockley

Jack M. Gardo (Seal)

State of South Carolina, Greenville County

Personally appeared before me Barbara Shockley

and made oath that she saw the within named grantor(s) Jack M. Gardo written deed, and that she, with H. K. Townes sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 20th day of November, A. D. 1953 H. K. Townes (Seal) Notary Public for South Carolina

Barbara Shockley

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, H. K. Townes

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Guynell Gardo wife of the within named Jack M. Gardo 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 W. J. Murphy & Virginia B. Murphy, 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 21st day of November, A. D. 1953 H. K. Townes (Seal) Notary Public for South Carolina

Guynell Gardo

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 24th day of November 1953 at 11:44 A.M., No. #25604

249-2-55