

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FFB 24 . 1 40 Pm 1954

Know All Men by These Presents:

That I, RAY W. BAYNE

OLLIE FARNSWORTH
R. M. C.

in consideration of the sum of \$1492.31 and the assumption of mtg. to General Mtg. DOLLARS, Co. in sum of \$1507.69 in the State aforesaid, 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

L. A. RAMSEY, his heirs and assigns forever,

ALL that lot of land with the buildings and improvements thereon situate on the Southwest side of Seventh Avenue in the F.W. Poe Manufacturing Co. Village near the City of Greenville in Greenville County, S.C. shown as Lot No. 240, Section 1 on the plat of the Village Homes of F.W. Poe Mfg. Co. made by Dalton & Neves, Engineers, dated July 1950, recorded in the RMC Office for Greenville County in Plat Book "Y", at pages 26-31, inclusive and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southwest side of Seventh Avenue, joint corner of Lots 239 and 240 and running S. 48-48 W. 63.2 feet to an iron pin at the Northeast edge of an alley; thence along said alley, N. 64-0 W. 61 feet to an iron pin, joint corner of Lots 239 and 241; thence with line of Lot 241, N. 16-42 E. 80 feet to an iron pin on Hammett Street; thence along the Southwest side of Hammett Street S. 68-20 E. 22 feet to iron pin at corner of Hammett Street and Seventh Avenue; thence along Southwest side of Seventh Avenue, S. 40-14 E. 55.2 feet to the beginning corner.

This being the same property conveyed the Grantor herein by J.A. Cooksey by deed dated Feb. 3, 1953 and recorded in the RMC Office for Greenville County in Deed Book 471, page 397.

This property is sold subject to all conditions, restrictions and reservations contained in the deed of F.W. Poe Mfg. Co. to Robert M. Drake and Katherine B. Drake recorded in Deed Book 420, page 166.

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 24 day of February in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of

Geraldine Welch

Ray W. Bayne

Hubert E. Nolin



State of South Carolina,

Greenville County

Personally appeared before me Geraldine Welch

and made oath that s he saw the within named grantor(s) Ray W. Bayne

written deed, and that s he, with Hubert E. Nolin sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 24th day of February, A. D. 1954

Hubert E. Nolin (Seal)
Notary Public for South Carolina

Geraldine Welch

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, Hubert E. Nolin

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pauline H. Bayne

wife of the within named Ray W. Bayne

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 L. A. Ramsey, 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 24th day of February, A. D. 1954

Hubert E. Nolin (Seal)
Notary Public for South Carolina

Pauline H. Bayne

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

Recorded this 24th day of February 1954 at 1:40 P.M. M., No. #4248

153-3-10