

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

MAY 29 11 13 AM 1954

Know All Men by These Presents:

That WE, CLIFTON E. COCKER & IRENE C. COCKER,

in the State aforesaid, in consideration of the sum of Seven Hundred and No/100 - - - - - (\$700.00) DOLLARS, and assumption of mortgage referred to 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 EDWARD M. DIXON & EVELYN H. DIXON, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the Woodside Mills Villare in the Town of Simpsonville, Greenville County, South Carolina, and being more particularly described as Lot 91, as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, S.C.," made by Piedmont Engineering Service, Greenville, S. C., February, 1953, and recorded in the office of the Register of Mesne Conveyance for Greenville County, S. C., in Plat Book 36, at page 5. According to said plat, the within described lot is also known as No. 44, First Street, and fronts thereon 30 feet.

This is the same property conveyed to us by deed of Woodside Mills, dated April 1, 1953, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 478, at page 441, and said property is conveyed subject to the easements, reservations, and restrictions fully set forth in said deed.

The Grantees assume and agree to pay that mortgage given by Clifton E. Coker and Irene C. Coker, to Fidelity Federal Savings and Loan Association, April 1, 1953, recorded in the said R.M.C. Office in Mortgage Book 558, at page 127, the principal amount of said mortgage being \$2,975.00, on which there remains due a balance of \$2,837.87

Grantees to pay 1954 taxes.



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 29th day of May, 1954, in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of Clifton E. Coker (Seal), Irene C. Coker (Seal), Frances S. Hartoglaw (Seal), Patrick C. Fant (Seal)

State of South Carolina, Greenville County. Personally appeared before me Clifton E. Coker and Irene C. Coker, and made oath that she saw the within named grantor(s) sign, seal and as to their act and deed deliver the within written deed, and that she, with Patrick C. Fant, witnessed the execution thereof. Sworn to before me this 29th day of May, A. D. 1954. Patrick C. Fant (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, Patrick C. Fant, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Irene C. Coker, wife of the within named Clifton E. Coker, 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 Edward M. Dixon, and Evelyn H. Dixon, 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 29th day of May, A. D. 1954. Patrick C. Fant (Seal) Notary Public for South Carolina. Recorded this 29th day of May, 1954, at 11:18 A.M., No. #12040