

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Wesley M. Rose, of Greenville County,

in consideration of the sum of Eight Hundred and No/100 (\$800.00) and assumption of mortgage set out below in the State aforesaid, 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 grantee, Local Home Builders, Inc., its successors and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 12, of Map No. 6, of the property of Talmer Cordell according to a plat prepared by Dalton and Neves, Engineers, January, 1951 and recorded in the R. M. C. office for Greenville County in Plat Book Z, at page 151, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Bel Aire Drive at the joint front corner of Lots 12 and 13, and running thence along the northeast side of Bel Aire Drive, S. 59-57 E. 75 feet to an iron pin at the corner of Lot No. 11; thence along the line of that lot, N. 39-57 E. 151 feet to an iron pin on the rear line of Lot 7; thence along the rear lines of Lots 7 and 6, N. 40-20 W. 70 feet to an iron pin at the rear corner of Lot 13; thence along the line of that lot, S 41-31 W. 175.7 feet to the beginning corner; being the same conveyed to me by Local Home Builders, Inc. by deed dated October 23, 1953 and recorded in the R. M. C. office for Greenville County in Vol. 487, at page 479.

The above described lot is shown on the Township Block Book at Sheet 113, Block 7, Lot 22, and the grantee is to pay taxes for the year 1954.

The grantee expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by the grantor on Oct. 23, 1953 in the original sum of \$7600.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R.M.C. office for Greenville County in Mortgage Book 576, at page 497, on which there is a balance due of \$ 7,502.37 as of this date.

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 its successors 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 31st day of May in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Witness signatures and seals, including three South Carolina Documentary stamps (two \$1 and one \$10).

State of South Carolina, Greenville County. Personally appeared before me L. J. Blackwell, Jr. and made oath that he saw the within named grantor(s) Wesley M. Rose deliver the within written deed, and that he, with Clyde Brown Temple sign, seal and as his act and deed witnessed the execution thereof. Sworn to before me this 31st day of May, A. D. 19 54.

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, Clyde Brown Temple, Notary Public, do hereby certify unto all whom it may concern, that Mrs. May O. Rose wife of the within named Wesley M. Rose 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 Local Home Builders, Inc., its successors 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 31st day of May, A. D. 19 54. Notary Public for South Carolina.

Recorded this 5th day of June 19 54, at 10:26 A.M., No. #12518 113-7-22