

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

DEC 4 10 35 AM 1954

OLLIE FARNSWORTH

Know All Men by These Presents:

That I, James H. Garner in the State aforesaid,  
in consideration of the sum of Five Thousand and No/100 (\$5000.00) - - - - DOLLARS,  
and assumption of mortgage as set out 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 Cape, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County,  
State of South Carolina, on the Northern side of Durham Street, being known  
and designated as lot No. 3 as shown on plat of the property of Central  
Realty Corporation prepared by Pickell & Pickell, on June 20, 1946, recorded  
in the R.M.C. Office for Greenville County in Plat Book B at Page 199, and  
described as follows:

BEGINNING at an iron pin on the Northern side of Durham Street,  
which is the joint corner of lots Nos. 3 and 4, and running thence with Durham  
Street, S. 69-30 W. 60 feet to an iron pin, which is the joint corner of lots  
Nos. 2 and 3; thence along joint line of said lots Nos. 2 and 3, N. 22-00 W. 136.5  
feet to an iron pin, which is the joint rear corner of lots Nos. 2 and 3; thence  
N. 40-26 E. 45.12 feet to an iron pin; thence N. 69-30 E. 30 feet to an iron pin,  
which is the joint rear corner of lots Nos. 3 and 4; thence along the joint line  
of lots Nos. 3 and 4, S. 22-00 E. 150 feet to the point of beginning.

Being the same premises conveyed to the grantor by deed recorded in  
Book of Deeds 303 at Page 249.

As a part of the consideration of this deed the grantee assumes and agrees to  
pay the balance of \$2744.99 due on a mortgage from James H. Garner to Canal  
Insurance Company recorded in Vol. 355, Page 292, and assigned to New York Life  
Insurance Company.



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 whomso-  
ever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 4th day of December in the year  
of our Lord One Thousand Nine Hundred and Fifty-Four

Signed, Sealed and Delivered in the Presence of  
*Erna W. King*  
*Bella O. Thomason, Jr.*  
James H. Garner (Seal)  
Erna W. King (Seal)  
Bella O. Thomason, Jr. (Seal)

STATE OF SOUTH CAROLINA, } Personally appeared before me Erna W. King  
Greenville County }

and made oath that she saw the within named grantor(s) James H. Garner  
sign, seal and a public act and deed deliver the within  
written deed, and that she, with Bella O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 4th day of December, A. D. 1954  
*Bella O. Thomason, Jr.* (Seal)  
Notary Public for South Carolina

STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER  
Greenville County } I, Bella O. Thomason, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Geraldine I. Garner  
wife of the within named James H. Garner  
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, re-  
lease, and forever relinquish unto Edward Cape, his Heirs and Assigns, all  
her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within men-  
tioned and released.

GIVEN under my hand and seal this 4th day of December, A. D. 1954  
*Bella O. Thomason, Jr.* (Seal)  
Notary Public for South Carolina  
*Geraldine I. Garner*

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$  
Recorded this 4th day of December 1954, at 10:35 A. M., No. 27788