

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd, & Green, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED IN R. M. C. OFFICE, GREENVILLE, S. C. DEC 17 11 05 AM 1954



OLLIE FARNSWORTH R. M. C. Know All Men by These Presents:

That I, Joe J. Faress in the State aforesaid in consideration of the sum of Twenty-eight Hundred and Fifty and no/100 DOLLARS and assumption of mortgage indebtedness set forth 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 Thomas Jordan Pitts, his heirs and assigns forever

All that piece, parcel or lot of land situate, lying and being on the northern side of Pleasant Ridge Avenue in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 21 of a plat of Pleasant Valley, Section 1, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "P", at page 93 and has such metes and bounds, according to said plat, as follows:

Beginning at an iron pin on the northern side of Pleasant Ridge Avenue, which iron pin is the joint front corner of Lots Nos. 21 and 20; thence along the joint line of said lots, N. 0-08 W. 160 feet to an iron pin; thence S. 89-52 W. 60 feet to an iron pin, joint rear corner of Lots Nos. 21 and 22; thence along the joint line of said lots, S. 0-08 E. 160 feet to an iron pin on the northern side of Pleasant Ridge Avenue; thence along the northern side of Pleasant Ridge Avenue, N. 89-52 E. 60 feet to an iron pin at the point of beginning.

As a part of the consideration for this conveyance, the grantee herein expressly assumes and agrees to pay the balance due on that certain mortgage heretofore given by Bruce D. H. Murphree to C. Douglas Wilson & Co. and assigned to Metropolitan Life Insurance Company, which mortgage has a present balance of \$5,000.00 and is recorded in the R. M. C. Office for Greenville County in Mortgage Book 404, page 47.



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 16th day of December in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of [Signatures of Jacqueline P. Peace and William B. James] [Signature of Joe J. Faress] (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County Personally appeared before me Jacqueline P. Peace and made oath that she saw the within named grantor(s) Joe J. Faress sign, seal and as his act and deed deliver the within written deed, and that she, with William B. James witnessed the execution thereof. Sworn to before me this 16th day of December, A. D. 1954 [Signature of William B. James] (Seal) Notary Public for South Carolina [Signature of Jacqueline P. Peace]

State of South Carolina, Greenville County I, William B. James Notary Public, do hereby certify unto all whom it may concern, that Mrs. Dorothy M. Faress wife of the within named Joe J. Faress 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 Thomas Jordan Pitts, 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 16th day of December, A. D. 1954 [Signature of William B. James] (Seal) Notary Public for South Carolina [Signature of Dorothy M. Faress]

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 17th day of December 1954 at 11:05 A.M., No. #28930