



YOUNTS & SPENCE
FILED
GREENVILLE CO. S. C.

EC 31 12 14 PM 1954
R. M. C.

Know All Men by These Presents:
That I, James D. Cordell
in consideration of the sum of Five Hundred and no/100
exchange of property valued at \$7,650.00 and assumption of mortgage 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 ac-
knowledgeed), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said
Albert L. Watkins, his heirs and assigns forever;

All that lot of land in the County of Greenville, Greenville Town-
ship, State of South Carolina known as lot 31 on plat of Cordell
Subdivision No. 10 by C. C. Jones in December 1952 and recorded in
R.M.C. Office for Greenville County in Plat Book BB at Page 84 and
having according to said plat the following metes and bounds, to-
wit:

Beginning at an iron pin on the west side of Stokes Street at the
corner of lot 33 and running thence along the line of lot 33,
N 73-14 W, 189.4 feet to an iron pin at the rear corner of said
lot; thence N 22-35 E, 75 feet to an iron pin at the rear corner
of lot 30; thence along the line of lot 30, N 85-11 E, 152.6 feet
to an iron pin at the corner of said lot on the west side of Stokes
Street; thence along the west side of Stokes Street, S 1-17 E,
90 feet to an iron pin; thence continuing along the west side of
Stokes Street, S 2-06 W, 46.7 feet to the beginning corner.

The grantee assumes and agrees to pay the balance on that certain
note and mortgage executed by the grantor to First Federal Savings
& Loan in Mortgage Book 591 at Page 161, said balance being \$10,621.47
and grantee assumes to pay FHA Title I note of \$948.57 (to same Loan Assoc)
Being the same property conveyed to the grantor in Deed Book 497 at
page 39.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises be-
longing, 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)' 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)' Heirs and
Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the
same or any part thereof.

Witness the grantor(s)' hand and seal this 31 day of December in the year
of our Lord One Thousand Nine Hundred and fifty four

Signed, Sealed and Delivered in the Presence of
Charles W. Spence (Seal)
Sara F. Allison (Seal)
James D. Cordell (Seal)

State of South Carolina, Greenville County } Personally appeared before me Sara F. Allison

and made oath that s he saw the within named grantor(s) James D. Cordell
sign, seal and as his act and deed deliver the within
written deed, and that s he, with Charles W. Spence witnessed the execution thereof.

Sworn to before me this 31 day of December, A. D. 19 54
Charles W. Spence (Seal)
Notary Public for South Carolina
Sara F. Allison

State of South Carolina, Greenville County } RENUNCIATION OF DOWER
I, Charles W. Spence Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Hilda G. Cordell
wife of the within named James D. Cordell
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, vol-
untarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever re-
linquish unto Albert L. Watkins, 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 31 day of December, A. D. 19 54
Charles W. Spence (Seal)
Notary Public for South Carolina
Hilda G. Cordell

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 31st day of December 19 54, at 12:14 P. M., No. 29903

240-1-3-7