



Know All Men by These Presents:

That JOHN M. VINSON AND FRANCES L. VINSON in the State aforesaid, in consideration of the sum of (\$2812.13) Two Thousand Eight Hundred Twelve and 13/100 DOLLARS, and assumption of mortgage described 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 JAMES AVERY WELLS, his heirs and assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 19, Block "J", Fair Heights Subdivision, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "F", page 257, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Northwestern intersection of Cumberland Avenue and Decatur Street and running thence along Cumberland Avenue N. 31-20 E. 50 feet to an iron pin, joint front corner Lots 19 and 20; thence N. 58-40 W. 140 feet to an iron pin, joint rear corner Lots 19 and 20; thence S. 31-20 W. 50 feet to an iron pin on Decatur Street; thence along Decatur Street S. 58-40 E. 140 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed recorded in Deeds Volume 482, page 173.

Grantee to pay 1955 taxes on the above described property.

As a part of the consideration hereof the grantee agrees to assume and pay according to its terms that certain note and mortgage given to the Fidelity Federal Savings and Loan Association on which there is due a balance of \$4687.87; said mortgage is recorded in Mortgages Vol. 368, page 457.



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 5th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the Presence of

Juanita Cleland
Edward Ryan Hamer

John M. Vinson (Seal)
Frances L. Vinson (Seal)
 _____ (Seal)
 _____ (Seal)

State of South Carolina,
 Greenville County

Personally appeared before me Juanita Cleland

and made oath that she saw the within named grantor(s) John M. Vinson and Frances L. Vinson sign, seal and as their fact and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to, before me this 5th day of February, A. D. 1955
Edward Ryan Hamer (Seal)
 Notary Public for South Carolina

Juanita Cleland

State of South Carolina,
 Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances L. Vinson wife of the within named John M. Vinson 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 James Avery Wells, 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 5th day of February, A. D. 1955
Edward Ryan Hamer (Seal)
 Notary Public for South Carolina

Frances L. Vinson

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____

Recorded this 7th day of February 1955 at 10:09 A.M., No. 3319

265-1-16