

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

MAR 31 3 21 PM 1955

Know All Men by These Presents:

That I, James B. Baxter in the State aforesaid,
in consideration of the sum of Two Thousand Four Hundred Eighty Four and 61/100 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 Wayman A. Smith, his heirs and assigns forever:

All that lot of land in the City and County of Greenville, State of South Carolina known and designated as lot no. 53 of the E. G. Glenn property according to plat of C. M. Furman dated March 28, 1923 recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 148 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Brunson Avenue (formerly Grace Street) at the joint front corner of lots nos. 52 and 53 and running thence with the line of lot no. 52, N 28-22 W, 113.2 feet to an iron pin; thence S 47-45 W, 58 feet to an iron pin, corner of lots nos. 53 and 54; thence with the line of lot no. 54, S 28-22 E, 99 feet to an iron pin on the northern side of Brunson Avenue; thence with the northern side of said Avenue, N 61-38 E, 60 feet to the point of beginning.

The grantee herein does assume and agree to pay the balance due on that note and mortgage executed to Canal Insurance Company, June, 1946 as will appear by reference to Mortgage Book 348 at Page 98; said balance assumed being \$ 3,815.39



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 31 day of March in the year of our Lord One Thousand Nine Hundred and Fifty Five

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

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

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

Sworn to before me this 31 day of March A. D. 19 55
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. Myrtle E. Baxter wife of the within named James B. Baxter 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 Wayman A. Smith, 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 March A. D. 19 55
Charles W. Spence (Seal)
Notary Public for South Carolina
Myrtle Ellis Baxter

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 31st day of March 1955 at 3:26 P.M. No. 8261
196-5-17