

TITLE OF REAL ESTATE—Form 137½ — W. A. Seybt & Co., Office Supplies, Greenville, S. C.

FEB 22 9 09 AM 1956

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNS

Know All Men by These Presents:

That I, Jessie B. Phelps, of the County of Greenville, in the State aforesaid, in consideration of the sum of Love and Affection, DOLLARS, and the assumption of mortgage indebtedness hereinafter specifically set forth, 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 Myrtle C. Phelps, her heirs and assigns, forever,

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, designated as Lot No. 14 on a plat of North Garden Subdivision, said plat being recorded in the R. M. C. office for Greenville County in Plat Book EE at page 63, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of North Garden Circle at the joint front corner of Lots Nos. 14 and 15 and running thence N. 78-51 E. 200 feet to an iron pin; thence N. 11-09 W. 80 feet to an iron pin; thence S. 78-51 W. 200 feet to an iron pin; thence along the Eastern side of North Garden Circle S. 11-09 E. 80 feet to the point of beginning.

The above described property is the same conveyed to me by Frederick R. Esser by deed dated January 23, 1956, recorded in Vol. 543 at page 510 in said R.M.C.office.

As a part of the consideration hereinabove expressed, the Grantee expressly assumes and agrees to pay that certain mortgage executed by Frederick R. Esser in favor of Liberty Life Insurance Company in the original amount of \$12,850.00, upon which there is a present balance due of approximately \$2,756.51 the same being duly recorded in the R.M.C.office for Greenville County in Mortgage Book 647 at page 413.

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 her 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 21st day of February in the year of our Lord One Thousand Nine Hundred and Fifty Six.

Signed, Sealed and Delivered in the Presence of

Edetta W. Davenport (Seal)
John C. Henry (Seal)
Jessie B. Phelps (Seal)

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me Walter W. Davenport

and made oath that he saw the within named grantor(s) Jessie B. Phelps, sign, seal and as his act and deed deliver the within written deed, and that he, with John C. Henry witnessed the execution thereof.

Sworn to before me this 21st day of February, 1956, A. D., 1956
John C. Henry (Seal)
Notary Public for South Carolina

Edetta W. Davenport

State of South Carolina
COUNTY OF

RENUNCIATION OF DOWER None: Grantee is wife of Grantor.
I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D., 1956
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 9:09 A.M.
Recorded this 22nd day of February 1956 at 1 M., No. 4647