

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That I, James A. Goodwin in the State aforesaid, in consideration of the sum of Thirty-eight Hundred Seventy-six and 89/100(\$3876.89) - - DOLLARS, and assumption of mortgage as set out 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 Arthur Waite Austin, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, on the Southwest side of Sylvania Avenue, near the City of Greenville, being shown as lot # 44, on a plat of Leawood, recorded in Flat Book J at Pages 18 and 19, and described as follows:

BEGINNING at an iron pin on the Southwestern side of Sylvania Avenue, 225 feet Northwest from Forest Lane, at the corner of lot # 45, and running thence with the Southwestern side of said Avenue, N. 56-06 W. 75 feet to a stake at corner of lot # 4; thence with the lines of lots # 4 and 3, S. 33-54 W. 163.8 feet to a stake; thence S. 55-41 E. 75 feet to a stake at corner of lot # 45; thence with the line of lot # 45, N. 33-54 E. 164.3 feet to a stake on Sylvania Avenue, the point of beginning.

Being the same premises conveyed to the grantor by deed recorded in Book of Deeds 316 at Page 58.

As a part of the consideration for this deed the grantee assumes and agrees to pay the balance due on a mortgage held by Carolina Housing & Mortgage Co. recorded in Mortgage Book 366 at Page 97, on which the balance due is \$4873.11.



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 14th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-Six

Signed, Sealed and Delivered in the Presence of James A. Goodwin (Seal), Margaret Loftis (Seal), Ben C. Thornton (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Margaret Loftis

and made oath that she saw the within named grantor(s) James A. Goodwin sign, seal and as his act and deed deliver the within written deed, and that she with Ben C. Thornton witnessed the execution thereof.

Sworn to before me this 14th day of November, A. D., 19 56 Margaret Loftis (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Ben C. Thornton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mavoureen Giles Goodwin wife of the within named James A. Goodwin 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 Arthur Waite Austin, his Heirs and Assigns, all her interest and estate, and also 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 14th day of November, A. D., 19 56 Mavoureen Giles Goodwin (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 17th day of November 19 56 at 11:45 A.M. M., No. #28827 1721-5-