

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

FEB 4 9 57



BOOK 570 PAGE 281



OLLIE FARNSWORTH Know All Men by These Presents:

That WE, J. ROY RUMSEY AND RUBY K. RUMSEY in the State aforesaid, in consideration of the sum of Fifteen Hundred (\$1500.00) and assumption of mortgage 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 Edward L. Martin, A. Carl Martin, Jr. and Mrs. Betty Martin, their heirs and assigns,

All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, in the county of Greenville, State of South Carolina, at the northeastern intersection of Morningside Drive and Valley View Lane, in a subdivision known as SYLVAN HILLS, being known and designated as Lot No. 51 of said subdivision, and being described, according to a plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 5, at page 103, and having, according to said plat, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the northern side of Valley View Lane at the joint front corner of Lots Nos. 51 and 52, and running thence along the northern side of Valley View Lane, S. 84-24 W. 56.0 feet to a point; thence along the curve of Valley View Lane, as it converges with Morningside Drive, N. 50-12 W. 28 feet to a point on the eastern side of Morningside Drive; thence along the eastern side of Morningside Drive, N. 4-32 W. 130.2 feet to an iron pin, the joint corner of Lots No. 51 and 66; thence along the common line of said lots, W. 84-24 E. 73 feet to an iron pin, the joint rear corner of Lots Nos. 51 and 52; thence along the common line of Lots Nos. 51 and 52, S. 5-36 E. 150 feet to an iron pin, the beginning corner.

The grantees herein as a part of the consideration for this conveyance, assumes and agrees to pay that certain mortgage executed by the grantor to John T. Wilkins on which there is a balance due of \$3,927.50.

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 their 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 2 day of February in the year of our Lord One Thousand Nine Hundred and Fifty-seven.

Signed, Sealed and Delivered in the Presence of
W. W. Wilkins (Seal)
Genobia Cox (Seal)
J. Roy Rumsey (Seal)
Ruby K. Rumsey (Seal)

State of South Carolina, Greenville County } Personally appeared before me Genobia Cox and made oath that she saw the within named grantor(s) J. Roy Rumsey and Ruby K. Rumsey sign, seal and as their act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof. Sworn to before me this 2 day of February, A. D. 1957. W. W. Wilkins (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County } RENUNCIATION OF DOWER I, W. W. Wilkins Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ruby K. Rumsey wife of the within named J. Roy Rumsey 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 Edward L. Martin, A. Carl Martin, Jr. and Mrs. Betty Martin, their 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 2 day of February, A. D. 1957. W. W. Wilkins (Seal) Notary Public for South Carolina Ruby K. Rumsey

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 4th day of February 1957, at 9:32 A. M., No. 2846
365-4-16