

Know All Men by These Presents:

That JAMES PERRY AIKEN

in consideration of the sum of Two Thousand Nine Hundred Twelve and 11/100 in the State aforesaid, and assumption of mortgage referred to 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 LEWIS J. FRAMPTON, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Lake Fairfield Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 13, Section 1 of Lake Forest on plat thereof made by Piedmont Engineering Service, July, 1953, recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 17, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Lake Fairfield Drive at joint front corner of Lots 12 and 13 and running thence along the line of Lot 12, N. 5-14 W. 267.5 feet to an iron pin; thence N. 49-47 W. 133.7 feet to an iron pin; thence N. 80-21 E. 199.7 feet to an iron pin; thence with the line of Lot 14, S. 04-11 E. 281.1 feet to an iron pin on the Northwest side of Lake Fairfield Drive; thence with the curve of Lake Fairfield Drive, (the chord being S. 42-55 W. 95) feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed of C. Francis James and Margaret P. Dawes, dated September 23, 1955, recorded in the RMC Office for Greenville County, S. C. in Deed Book 535, page 320.

As a part of the consideration for this conveyance, the Grantee herein assumes and agrees to pay the balance due on that mortgage given by James Perry Aiken to The Prudential Insurance Company of America in the original amount of \$14,000.00, dated January 9, 1956, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 664, page 165.

Grantee to pay 1957 taxes.

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 18th day of February in the year of our Lord One Thousand Nine Hundred and fifty seven

Signed, Sealed and Delivered in the Presence of

Mary E. Murray
Patrick C. Fant

James Perry Aiken (Seal)



State of South Carolina,

Greenville County

Personally appeared before me Mary E. Murray

and made oath that she saw the within named grantor(s) James Perry Aiken

deliver the within written deed, and that she, with Patrick C. Fant sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 18th day of February, A. D. 19 57

Patrick C. Fant (Seal) Notary Public for South Carolina

Mary E. Murray

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Leila B. Aiken wife of the within named James Perry Aiken 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 Lewis J. Frampton, 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 18th day of February, A. D. 19 57

Patrick C. Fant (Seal) Notary Public for South Carolina

Leila B. Aiken

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

Recorded this 19th day of February 19 57, at 9:54 A. M., No. 4139