

FEB 22 3 32 PM 1957



BOOK 571 PAGE 457

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Know All Men by These Presents:

That we, M. E. Helms, Jr. and Lula R. Helms in the State aforesaid, in consideration of the sum of FOUR THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS, and the assumption of a mortgage hereinafter set forth to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Joe J. Farass, his heirs and assigns,

ALL that piece, parcel or lot of land situated, lying and being on the northern side of Lanston Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown and designated as Lot 11 on a revised plat known as Map No. 2 of Sans Souci Heights, plat recorded in the R. M. O. Office for Greenville County, S.C., in Book 571 at page 457 and according to a recent survey prepared by J. J. Jones & Associates, Engineers, dated 1/22/57, as the same is shown on said plat;

beginning at an iron pin on the northern side of Lanston Drive, 100 feet East of the intersection of Lanston Drive and Herring Street and thence with Lanston Drive 100 feet to an iron pin at the corner of Lot 11, 171 feet with the joint line of said lot 11 to an iron pin at the corner of said lot; thence South 84 degrees 37' 00" East 77 feet to an iron pin at the corner of said lot; thence with line of said lot 11 to the point of beginning.

It is expressly understood and agreed that the premises hereinabove described are subject to the terms of that policy of insurance on the life of the grantor herein to Independent Life and Accident Insurance Company, which policy is recorded in the R. M. O. Office for Greenville County, in Book 107 at page 127, said policy having a premium plan of \$100.00.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises being, 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 22nd day of February in the year of our Lord One Thousand Nine Hundred and Fifty Seven.

Signed, Sealed and Delivered in the Presence of M. E. Helms, Jr. (Seal) Lula R. Helms (Seal) William O. James (Seal) William O. James (Seal)

State of South Carolina } Personally appeared before me William O. James, Notary Public for South Carolina, and made oath that he saw the within named grantor(s) sign, seal and as act and deed deliver the within written deed, and that he, with witnessed the execution thereof. Sworn to before me this 22nd day of February, A. D., 1957. William O. James (Seal) Notary Public for South Carolina

State of South Carolina } RENEUNCIATION OF DOWER I, Lula R. Helms, Notary Public, do hereby certify unto all whom it may concern, that Mrs. M. E. Helms, Jr., wife of the within named M. E. Helms, Jr., 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 Joe J. Farass, 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 22nd day of February, A. D., 1957. Lula R. Helms (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 3:32 P.M. Recorded this 22nd day of February 1957, at M., No. 4488

