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5M-5-56

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

BOOK 573 PAGE 285

STATE OF SOUTH CAROLINA

For True Consideration See Affidavit

R. M. C.

COUNTY OF GREENVILLE

Book 20 Page 45

Know All Men by These Presents:

That I, Joseph Ernest Sauve in the State aforesaid, in consideration of the sum of ten dollars and assumption of the below described mortgage DOLLARS, 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 grantees, John P. Taylor and Louie E. Smith, their heirs and assigns forever:

All of that lot of land with the buildings and improvements thereon, situate on the Southeast side of Crosby Circle near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 140 on plat of Paramount Park, made by Piedmont Engineering Service, July, 1949, recorded in the R. M. C. Office for Greenville County in Plat Book W, at page 57, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the Southeast side of Crosby Circle at joint front corner of Lots 139 and 140 and running thence along the line of Lot 139, S. 26-00 E. 150 feet to an iron pin; thence S. 64-00 W. 70 feet to an iron pin; thence with the line of Lot 141, N. 26-00 W. 150 feet to an iron pin on the Southeast side of Crosby Circle; thence with the Southeast side of Crosby Circle, N. 64-00 E. 70 feet to the beginning corner.

As part of the consideration for the within conveyance the grantees assume the mortgage on the above described property given by the grantor to C. Douglas Wilson & Company, said mortgage being recorded in the R. M. C. Office for Greenville County in Volume 653, at page 101.

This is the same property conveyed to the grantor by David R. Smith by deed recorded in said R. M. C. Office in Deed Book 535, at page 249.

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 12th day of February in the year of our Lord One Thousand Nine Hundred and fifty-seven.

Signed, Sealed and Delivered in the Presence of

Virginia D. Barker (Seal)
John E. Chambers, Jr. (Seal)

State of South Carolina Colorado

COUNTY OF DENVER Personally appeared before me Virginia D. Barker

and made oath that she saw the within named grantor(s) Joseph Ernest Sauve sign, seal and as his act and deed deliver the within written deed and that she, with John E. Chambers, Jr. witnessed the execution thereof.

Sworn to before me this 12th day of February March, A. D., 19 57
Reba Histed (Seal)
Notary Public for South Carolina Colorado
My commission expires December 14, 1957

Virginia D. Barker
John E. Chambers, Jr.

State of South Carolina Colorado RENEUNCIATION OF DOWER

COUNTY OF Denver I, Reba Histed Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Carolyn Opal Sauve wife of the within named Joseph Ernest Sauve 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 John P. Taylor and Louie E. Smith, 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 12th day of February March, A. D., 19 57
Reba Histed (Seal)
Notary Public for South Carolina Colorado
My commission expires Dec 14, 1957

Carolyn Opal Sauve

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 5:19 P.M.
Recorded 21st day of March 1957, at M., No. 6871

115.3-4-77