

2 Davis St.
Greenville

STATE OF SOUTH CAROLINA, GREENVILLE CO. S. C.

GREENVILLE COUNTY

MAY 20 9 57 AM 1957

Know All Men by These Presents:

That I, James H. Irvin in the State aforesaid, in consideration of the sum of Two Thousand Six Hundred Twenty-three and 10/100 - - DOLLARS, (\$2,623.10) and the assumption of a 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

Lawrence Austin, his heirs and assigns forever.

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southerly side of Ethelridge Avenue near the City of Greenville, S. C., being shown as part of Lots 11 and 12 on a revised plat of the Ethel Y. Perry Estate as recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "V", page 131, and having according to a plat made by R. W. Dalton in January, 1950 (plat not recorded) the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Ethelridge Avenue at a point 77 feet West of the Southwest corner of the intersection of Ethelridge Avenue and Darlington Avenue and thence S. 10-13 E. 62.5 feet to an iron pin on the Northwest side of Darlington Avenue; thence along the Northwest side of Darlington Avenue S. 43-0 W. 74 feet to an iron pin; thence N. 12-44 W. 111 feet to an iron pin on the Southerly side of Ethelridge Avenue; thence along the Southerly side of Ethelridge Avenue N. 84-28 E. 65 feet to the point of beginning.

The Grantee herein agrees to assume the balance of a mortgage executed by James H. Irvin, the grantor herein, to C. Douglas Wilson and Company in the original amount of \$5,900.00 as recorded in the R. M. C. Office for Greenville County in Book of Mortgages 448, at page 509.

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 17th day of May in the year of our Lord One Thousand Nine Hundred and Fifty-seven.

Signed, Sealed and Delivered in the Presence of

Rex L. Carter

Emily B. Taylor

James H. Irvin



State of South Carolina, Greenville County

Personally appeared before me Emily B. Taylor

and made oath that she saw the within named grantor(s) James H. Irvin sign, seal and as his act and deed deliver the within written deed, and that she, with Rex L. Carter witnessed the execution thereof.

Sworn to before me this 17th day of May, A.D. 19 57

Rex L. Carter

Emily B. Taylor

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Rex L. Carter Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Aubrey C. Irvin wife of the within named James H. Irvin 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 Lawrence Austin, 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 17th day of May, A.D. 19 57

Rex L. Carter

Mrs. Aubrey C. Irvin

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 20th day of May 19 57, at 9:57 A.M., No. 11982

169-7-10