

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

Pl 4, Gilles

GREENVILLE COUNTY

JUL 2 2 59 PM 1957

Know All Men by These Presents:

That We, William C. Girard and Mary B. Girard in the State aforesaid, in consideration of the sum of Nine Hundred and No/100.00 DOLLARS, (\$900.00) 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

Charles F. Bayne, his heirs and assigns forever.

All that lot of land with the buildings and improvements thereon, situate on the South side of Potomac Avenue, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 239 on Plat of Pleasant Valley, Section 1, made by Dalton & Neves, Engineers, April, 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "P", at pages 92 and 93, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Potomac Avenue, at joint front corner of Lots Nos. 240 and 239, which point is 275 feet west of an iron pin at the Southwest intersection of Potomac Avenue and Long Hill Street; and running thence along the line of Lot No. 240, S. 0-08 E. 160 feet to an iron pin; thence along the rear line of Lot 264, S. 89-52 W. 60 feet to an iron pin; thence along the line of Lot 238, N. 0-08 W. 160 feet to an iron pin on the South side of Potomac Avenue; thence along the South side of said Avenue, N. 89-52 E. 60 feet to the point of beginning.

This is the same property conveyed to William C. Girard and Mary B. Girard by William G. Halstead by deed dated April 22nd, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 523, at page 482.

The Grantee herein agrees to assume a mortgage given to C. Douglas Wilson & Company by the Grantors herein in the original amount of \$9,000.00, with a present balance of \$8,573.88.

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.

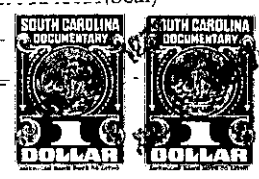
Witness the grantor's(s) hand and seal this 28th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-seven.

Signed, Sealed and Delivered in the Presence of

Emily B. Taylor
Rex L. Carter



William C. Girard (Seal)
Mary B. Girard (Seal)



State of South Carolina, Greenville County

Personally appeared before me Emily B. Taylor

and made oath that she saw the within named grantor(s) William C. Girard and Mary B. Girard sign, seal and as their act and deed deliver the within written deed, and that she, with Rex L. Carter witnessed the execution thereof.

Sworn to before me this 28th day of June 1957
Rex L. Carter (Seal)
Notary Public for South Carolina

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. Mary B. Girard wife of the within named William C. Girard 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 Charles F. Bayne, 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 28th day of June 1957
Rex L. Carter (Seal)
Notary Public for South Carolina

Mary B. Girard