

FILED

STATE OF SOUTH CAROLINA JUL 29 10 39 AM 1957
COUNTY OF GREENVILLE

Know All Men by These Presents:
R. M. C.

That I, James Ben Austin, (J. B. Austin), in the State aforesaid, in consideration of the sum of One (\$1.00) DOLLARS, and the assumption of mortgage indebtedness hereinafter specifically set forth, 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 Anna C. Austin, her heirs and assigns,

A one-half-(1/2) undivided interest in, of and to: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the southwestern corner of Gower Street and Lindbergh Avenue, being the northeastern or front portion of that certain lot known and designated as Lot Number Twenty One (No. 21) of the L. A. Mills subdivision, as represented by a plat thereof made by Dalton and Neves, Engrs., January 1928, recorded in Plat Book "H" at pages 117-118 in the R. M. C. office for Greenville County, and according to said plat, in part, having the following metes and bounds, to-wit:

BEGINNING at a stake on the southern side of Gower Street, joint front corner with Lot No. 22 of said plat, and running thence S. 38-42 W. 90 feet along the line of said Lot No. 22 to a point, joint corner with lot conveyed by me to Beale; thence S. 56-45 E. 50.4 feet along the line of the Beale lot to a point on the northern side of Lindbergh Avenue; thence N. 37-00 E. 92 feet along northern side of Lindbergh Avenue to its intersection with the southern side of Gower Street; thence N. 59-07 W. 48 feet along southern side of Gower Street to point of beginning.

As a part of the consideration hereinabove stated, Grantee herein assumes and agrees to pay one-half of the following mortgage indebtedness:

- (1) Note and First Mortgage executed by me to John A. Park for original sum of \$3500.00, dated March 28, 1953, recorded in Vol. 558, page 178, R.M.C. office;
- (2) Note and Second Mortgage executed by me to John A. Park, for original sum of \$650.00, dated Oct. 23, 1954, recorded in Vol. 614, page 118 in R.M.C. office.

The above described property is a part of same conveyed to me by Ladson A. Mills by deed dated Sept 3, 1929, recorded in Vol. 148, page 388, in R.M.C. office.

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 her 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 19th day of December, in the year of our Lord One Thousand Nine Hundred and Fifty Five.

Signed, Sealed and Delivered in the Presence of

Paul S. Dodson } James Ben Austin (Seal)
John C. Henry } (J.B. Austin) (Seal)
(Seal)
(Seal)

State of South Carolina } Personally appeared before me Paul S. Dodson,
COUNTY OF GREENVILLE }

and made oath that he saw the within named grantor(s) James Ben Austin (J. B. Austin), sign, seal and as his act and deed deliver the within written deed, and that he, with John C. Henry, witnessed the execution thereof.

Sworn to before me this 19th day of December, A. D., 1955. John C. Henry (Seal) Notary Public for South Carolina

State of South Carolina } RENUNCIATION OF DOWER None: Grantee is wife of Grantor
COUNTY OF } I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D., 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 10:39 A.M.
Recorded this 29th day of July 19 57, at M., No. 12870