

NOV 14 4 01 PM 1957

5M-5-58 TITLE OF REAL ESTATE-Form 137 1/2-W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA OLLIE ... W. R. H. T. H.

COUNTY OF Greenville

Know All Men by These Presents:

That we, Ben W. Garrett and Emma W. Garrett in the State aforesaid, in consideration of the sum of Two Thousand Eight Hundred and no/100 (\$2800.00) DOLLARS, & assumption of \$4687.26 balance due on mtg. to Ft. Inn Fed. Savings & Loan Assn. 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 Edward Buddy Hammett and Betty Jean S. Hammett, their heirs and assigns forever.

All that certain piece, parcel or lot of land with the improvements thereon lying, being and situate in the Town of Fountain Inn, County of Greenville, State of South Carolina, on the western side of Quillen Avenue and being known and designated as Lot No. 3 of property according to plat made by T. C. Adams dated July, 1956 recorded in Plat Book LL, page 53 and being more particularly described according to said plat, to-wit:

BEGINNING at an iron pin on the western side of Quillen Avenue 143.5 feet from the intersection of Weathers Circle and Quillen Avenue and running thence S. 71-58 W. 126.2 feet to an iron pin; thence S. 23-26 W. 90 feet to an iron pin; thence N. 71-22 E. 134 feet to an iron pin on Quillen Avenue; thence along Quillen Avenue N. 18-24 E. 90 feet to an iron pin being the point of beginning. This conveyance being less sidewalk right-of-way as conveyed by grantors to S. C. Highway Department.

This being the same property as conveyed by deeds to the grantors recorded in deed book 501, page 477 and deed book 558, page 444 less a 14 foot triangular strip to the rear on northern side of said property.

Grantors to pay 1957 county taxes and grantees to pay 1958 city taxes. Grantors further reserve the right of possession of property until February 1, 1958 on the condition of making mortgage payments through January, 1958.

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 13th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-seven.

Signed, Sealed and Delivered in the Presence of

Ben W. Garrett (Seal) Emma W. Garrett (Seal)

Handwritten signatures of witnesses with (Seal) labels.

State of South Carolina

Personally appeared before me Kathryn Mensley

COUNTY OF Greenville

and made oath that she saw the within named grantor(s) Ben W. Garrett & Emma W. Garrett sign, seal and as their act and deed deliver the within written deed, and that she, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 13th day of November, A. D. 1957 (Seal) Notary Public for South Carolina

Handwritten signature of Notary Public.

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF Greenville

I, Melvin K. Younts Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Emma W. Garrett wife of the within named Ben W. Garrett 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 Edward Buddy Hammett & Betty Jean S. Hammett 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 13th day of November, A. D. 1957 (Seal) Notary Public for South Carolina

Emma W. Garrett (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; 4:01 P.M. Recorded this 14th day of November 1957, at M., No. 26777

352-1-3