

TITLE TO REAL ESTATE—J. B. Ricketts, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNSWORTH R.M.C.

For this Commutation See Affidavit 21 P. 14

Know All Men by These Presents:

That I, Elsie B. Parker in the State aforesaid, in consideration of the sum of Ten and No/100 DOLLARS, and other valuable consideration 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 W. O. Groce

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 40 of Section 3 of a subdivision for Monaghan Mills, Greenville, S. C., made by Pickell and Pickell, Engineers, December 20, 1948, a plat of which subdivision is of record in the R. M. C. Office in Plat Book "S" at pages 179-181, reference to which is hereby expressly made. This property is also known as No. 5 on Norwood Street and fronts thereon Seventy-Five (75) feet.

This property is subject to certain Rights of Way, Easements and Restrictions set out in deed from J. P. Stevens and Company, Inc. to Elsie B. Parker, which deed is dated May 1, 1949, and is recorded in Deed Book 382 at page 186 in the R. M. C. Office, reference to which is hereby made.

As a part of the consideration for this conveyance the purchaser assumes and agrees to pay the balance due under a certain mortgage given by Elsie B. Parker to Liberty Life Insurance Company, dated May 1, 1949, and recorded in Mortgage Book 426 at page 505, the balance due under said mortgage as of March 1, 1958, being \$1,961.99.



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 21 day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Eight.

Signed, Sealed and Delivered in the Presence of

Mary Ellen Moore

J. B. Ricketts

Elsie B. Parker

State of South Carolina, Greenville County

Personally appeared before me Mary Ellen Moore

and made oath that she saw the within named grantor(s) Elsie B. Parker sign, seal and as her act and deed deliver the within written deed, and that she, with J. B. Ricketts witnessed the execution thereof.

Sworn to before me this 21 day of March, A. D. 1958 J. B. Ricketts Notary Public for South Carolina

Mary Ellen Moore

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

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 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 24th day of March 1958, at 11:35 A.M., No. 6811

142-9-6