

TITLE TO REAL ESTATE—PREPARED by HINSON & HAMER, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That Cecil Lee Bagwell and Dorothy S. Bagwell in the State aforesaid, in consideration of the sum of (\$2,500.00) Two Thousand Five Hundred and no/100----- DOLLARS, and assumption of mortgage described 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 G. E. Tripp and Robert W. Ramsey, their heirs and assigns:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 259 on Plat of Augusta Road Ranchs, which Plat is recorded in the RMC Office in Plat Book "M", page 47, and having, according to said plat the following metes and bounds, to wit:

BEGINNING at a stake on the South side of Beck Avenue 317.5 feet from the Old Augusta Road at corner of Lot 260 and running thence with the line of Lot S. 00-13 E. 140 feet to a stake, corner of Lot 235; thence with the line of said lot S. 89-47 W. 60 feet to a stake at corner of Lot 258; thence with the line of said Lot N.00-13 W. 140 feet to a stake on Beck Avenue; thence with the Southern side of Beck Avenue N. 89-47 E. 60 feet to the beginning corner.

As a part of the consideration hereof the Grantees agree to assume and pay according to its terms that certain note and mortgage given to Fidelity Federal Savings and Loan Association, which mortgage is recorded in Mortgages Vol. 750, page 19.

This is the same property described in deed recorded in Deeds Vol. 396, page 185.

Grantors to pay 1958 taxes.



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 3rd day of December in the year of our Lord One Thousand Nine Hundred and fifty-eight

Signed, Sealed and Delivered in the Presence of

Kay H. Floyd
Edward Ryan Hamer

Cecil Lee Bagwell (Seal)
Dorothy S. Bagwell (Seal)

State of South Carolina, Greenville County

Personally appeared before me Kay H. Floyd

and made oath that s he saw the within named grantor(s) Cecil Lee Bagwell and Dorothy S. Bagwell sign, seal and as their act and deed deliver the within written deed, and that s he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 3rd day of December, A. D. 19 58. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Kay H. Floyd

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Dorothy S. Bagwell wife of the within named Cecil Lee Bagwell 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 G. E. Tripp and Robert W. Ramsey, 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 3rd day of December, A. D. 19 58. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Dorothy S. Bagwell

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$----- Recorded this 4th day of December 19 58 at 4:18 P.M., No. 14302

212-5-32