



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 20 12 41 PM '59

Know All Men by These Presents:

That Avery C. Hodgens and Lily R. Hodgens in the State aforesaid, in consideration of the sum of twenty-three hundred and twenty-eight dollars DOLLARS, and forty-one cents (\$2328.41) and assumption of the below described mortgage 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, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee, Walter M. Alexander, his heirs and assigns forever:

All of that piece of property with the improvements thereon in Monaghan Mills Village, Greenville County, South Carolina, described as Lot No. 63, Section 2, as shown on a plat entitled "Subdivision for the Victor-Monaghan Mills, Greenville, South Carolina, made by Pickell & Pickell, Engineers, on December 20, 1948, and recorded in the R. M. C. Office for Greenville County in Plat Book S, at pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 24 Y. M. C. A. Street and fronts thereon 74.5 feet.

As part of the consideration for the within conveyance the grantee assumes the mortgage on the above described property given by Morris W. Jones and Ethel H. Jones to Liberty Life Insurance Company in the original amount of \$3100.00, the balance now due being the sum of \$1671.59, and said mortgage being of record in the R. M. C. Office for Greenville County in Volume 426 at page 293.

This is the same property conveyed to us by deed recorded in the R. M. C. Office for Greenville County in Deed Book 428 at page 134.

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 19 th day of February in the year of our Lord One Thousand Nine Hundred and fifty-nine.

Signed, Sealed and Delivered in the Presence of

H. C. Baumgardner
James D. McKinney Jr.

Avery C. Hodgens (Seal)
Mrs. Lily R. Hodgens (Seal)

(Seal)

State of South Carolina

Personally appeared before me H. C. Baumgardner

COUNTY OF Greenville

and made oath that he saw the within named grantor(s) Avery C. Hodgens and Lily R. Hodgens sign, seal and as their act and deed deliver the within written deed, and that he, with James D. McKinney Jr. witnessed the execution thereof.

Sworn to before me this 19 th day of February, A. D., 19 59
James D. McKinney Jr. (Seal)
Notary Public for South Carolina

H. C. Baumgardner

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF Greenville

I, James D. McKinney Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lily R. Hodgens wife of the within named Avery C. Hodgens 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 Walter M. Alexander, 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 19 th day of February, A. D., 19 59
James D. McKinney Jr. (Seal)
Notary Public for South Carolina

Mrs. Lily R. Hodgens

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ 12:41 P. M.
Recorded this 20th day of February 19 59, at 1 M., No. 21402

136-27