

STATE OF SOUTH CAROLINA, JUN 2 12 03 PM 1959
GREENVILLE COUNTY

Know All Men by These Presents:

That I, WILLIAM H. BYRD

in consideration of the sum of Two Thousand Three Hundred Thirty-nine and 12/100-- DOLLARS, in the State aforesaid, AND ASSUMPTION OF MORTGAGE REFERRED TO 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 EARLE H. AMBROSE, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the Northwest side of Dakota Avenue (formerly known as Parkins Mill Road), in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 1 on plat of property of Donald E. Baltz, made by Dalton & Neves, Engineers, September, 1951, recorded in the RMC Office for Greenville County, S. C., in Plat Book Y, page 46, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwest side of Dakota Avenue at the joint corner of Lots 1 and 2, and running thence with the line of Lot 2, N. 57-53 W., 150.37 feet to an iron pin; thence N. 32-07 E., 75 feet to an iron pin; thence S. 57-53 E., 150 feet to an iron pin on the Northwest side of Dakota Avenue; thence with Dakota Avenue, S. 31-50 W., 75 feet to the point of beginning.

THIS is the same property conveyed to me by deed of Donald E. Baltz, dated March 22, 1954, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 496, page 337.

THE Grantee herein assumes and agrees to pay the balance due on that VA mortgage in the original amount of \$9300 given by William H. Byrd to C. Douglas Wilson & Co. on March 22, 1954, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 590, page 313.

GRANTEE to pay 1959 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 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 2nd day of June in the year of our Lord One Thousand Nine Hundred and fifty-nine.

Signed, Sealed and Delivered in the Presence of
Edith G. McClellan } William H. Byrd (Seal)
Patrick C. Fant } (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, } Personally appeared before me Edith G. McClellan
Greenville County

and made oath that he saw the within named grantor(s) William H. Byrd sign, seal and as his act and deed deliver the within written deed, and that he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 2nd day of June, A. D. 19 59
Patrick C. Fant (Seal)
Notary Public for South Carolina

State of South Carolina, } RENUNCIATION OF DOWER
Greenville County I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Therese B. Byrd wife of the within named William H. Byrd 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 Earle H. Ambrose, 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 2nd day of June, A. D. 19 59
Patrick C. Fant (Seal)
Notary Public for South Carolina
Therese B. Byrd

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 2nd day of June 19 59, at 12:03 P.M., No. 32215

266-1-65