

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, WILSE W. MARTIN in the State aforesaid, in consideration of the sum of Eleven Thousand Six Hundred Fifty and no/100----- DOLLARS, 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 GERALD E. JEFFCOAT and CAROLYN PHILLIPS JEFFCOAT, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of Prince Avenue, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 62 and the Northern one-half of Lot 63 adjacent thereto, as shown on plat of Pleasant Valley made by Dalton & Neves, Engineers, April 1946, recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, page 5, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Prince Avenue at joint front corner of Lots 61 and 62, running thence along the line of Lot 61, S. 69-31 W., 175 feet to an iron pin; thence S. 20-29 E., 90 feet to an iron pin in the center of the rear line of Lot 63; thence through the center of Lot 63, N. 69-31 E. 175 feet to an iron pin on the West side of Prince Avenue in the center of the front line of Lot 63; thence with the West side of Prince Avenue, N. 20-29 W., 90 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of David G. Traxler dated November 30, 1954, recorded in the RMC Office for Greenville County, S. C. in Deed Book 513, page 267.

Grantees 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 their Heirs and Assigns forever.

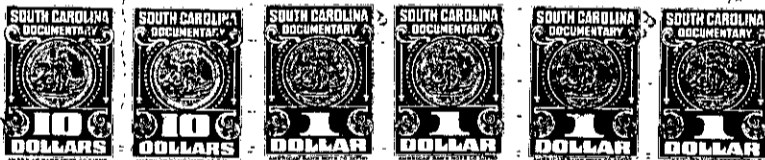
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 21st day of July in the year of our Lord One Thousand Nine Hundred and fifty nine

Signed, Sealed and Delivered in the Presence of

Virginia E. Johnston (Seal) Patrick C. Fant (Seal)

Wilse W. Martin (Seal)



State of South Carolina, Greenville County

Personally appeared before me Virginia E. Johnston

and made oath that she saw the within named grantor(s) Wilse W. Martin sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 21st day of July A. D. 19 59 Patrick C. Fant (Seal) Notary Public for South Carolina

Virginia E. Johnston

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary Frances D. Martin wife of the within named Wilse W. Martin 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 Gerald E. Jeffcoat and Carolyn Phillips Jeffcoat 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 21st day of July A. D. 19 59 Patrick C. Fant (Seal) Notary Public for South Carolina

Mary Frances D. Martin

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 21st day of July 19 59 at 5:04 P.M., No. #2672

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