

5M-9-57
TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA FILED
GREENVILLE CO. S. C.
COUNTY OF GREENVILLE.

JUL 27 3 31 PM 1959 Know All Men by These Presents:

That, I, Ernest A. Franklin, of Greenville County, in the State aforesaid, in consideration of the sum of One & No/100 DOLLARS, love and affection, and assumption of mortgage describes below:- 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, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Kathryn Esther Franklin, her heirs and assigns forever:-

All that piece, parcel or lot of land in Greenville Township, Greenville County, State Of South Carolina, in the City Of Greenville, situate, lying and being on the Southeast side of West View Avenue, known as Lot No. 14, Block "C", Section 2 on Plat of East Highlands Estate, made by Dalton & Neves, Engineers, recorded in R.M.C. Office for Greenville County, South Carolina, in Plat Book "K", at Page 44, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Southeast side of West View Avenue at joint front corner of Lot Nos. 13 and 14, of Block "C", and running thence with the line of Lot No. 13, S. 52-50 E. 121.2 feet to an iron pin on the Northwest side of a five-foot strip reserved for utilities; thence along said strip reserved for utilities, N. 47-43 E. 61 feet to an iron pin; thence with the line of Lot No 15 N. 52-50 W. 132.5 feet to an iron pin on the Southeast side of West View Avenue; thence along the Southeast side of West View Avenue, S. 37-00 W. 60 feet to point of BEGINNING:

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co. on which there is a balance of \$4, 184.18; said mortgage recorded in Mortgages Volume 413, Page 355.

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 Her 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 27th day of July in the year of our Lord One Thousand Nine Hundred and fifty-nine.

Signed, Sealed and Delivered in the Presence of

Lona L. Wharton
Prof. E. M. Wharton

Ernest A. Franklin (Seal)

(Seal)

State of South Carolina

Personally appeared before me Lona L. Wharton,

COUNTY OF GREENVILLE

and made oath that she saw the within named grantor(s) Ernest A. Franklin sign, seal and as his act and deed deliver the within written deed, and that she, with Prof. E. M. Wharton witnessed the execution thereof.

Sworn to before me this 27th day of July, A. D., 19 59.
Notary Public for South Carolina

Lona L. Wharton

State of South Carolina

RENUNCIATION OF DOWER

I, Prof. E. M. Wharton, a Notary Public, do hereby certify

COUNTY OF GREENVILLE.

unto all whom it may concern, that Mrs. Kathryn Esther Franklin, wife of the within named Ernest A. Franklin, 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 Kathryn Esther Franklin, Her 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 27th day of July, A. D., 19 59.
Notary Public for South Carolina

(Mrs) Kathryn E. Franklin

Cancelled documentary stamps attached: S. C. \$; U. S. \$ P.
Recorded this 27th day of July 19 59, at 3:31 M., No. #3354

264-4-14