

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

DEC 12 10 41 AM 1959

Know All Men by These Presents:

That I, JACK E. JAMES in the State aforesaid, in consideration of the sum of Ten Thousand and No/100 (\$10,000.00) ----- 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 EWELL A. FERGUSON and JUNE C. FERGUSON, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Prosperity Avenue, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 10 on plat of property of Roy A. Thomason made by Dalton & Neves, Engineers, December 1951, recorded in the RMC Office for Greenville County, S. C. in Plat Book Z, page 181, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Prosperity Avenue; at joint front corner of Lots 9 and 10, and running thence along the line of Lot 9, N. 28-03 W. 251 feet to an iron pin; thence N. 61-57 E. 63 feet to an iron pin; thence with the line of Lot 11, S. 28-03 E. 231 feet to an iron pin on the Northwest side of Prosperity Avenue; thence along Prosperity Avenue, S. 44-24 W. 66 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of Roy A. Thomason, dated May 15, 1951, recorded in the RMC Office for Greenville County, S. C. in Deed Book 434, page 479.



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 10th day of December in the year of our Lord One Thousand Nine Hundred and fifty nine

Signed, Sealed and Delivered in the Presence of

Signatures of Eston L. Rodgers, Patrick C. Fant, and Jack E. James with seals.

State of South Carolina, Greenville County

Personally appeared before me Eston L. Rodgers

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

Notary Public for South Carolina, sworn to before me this 10th day of December, A. D. 19 59. Signature of Patrick C. Fant.

Signature of Eston L. Rodgers.

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. Evelyn C. James wife of the within named Jack E. James 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 Ewell A. Ferguson and June C. Ferguson, 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 10th day of December, A. D. 19 59. Signature of Patrick C. Fant.

Signature of Evelyn C. James.

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ . Recorded this 12th day of December 19 59, at 10:04 A. M., No. #17216

222,3-3-13