

FILED

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MAY 2 3 18 PM 1960

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNSWORTH

R.M.C. Know All Men by These Presents:

That I, T. E. Hart, in the State aforesaid, in consideration of the sum of One & no/100- - - - - DOLLARS, and assumption of a \$16,000.00 Mortgage to Fidelity Saving and Loan Association 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 Jay Keith, Jr. and Lois S. Keith, their heirs and assigns forever;

ALL THAT CERTAIN PIECE, PARCEL OR LOT of land situate, lying and being on Hart Street, in the City of Travelers Rest, Greenville County, South Carolina, being known as a portion of Lot No. 2 on a plat of Property of T. E. Hart, made by N. O. McDowell, Jr., surveyor, recorded in the R. M. C. Office of Greenville County, South Carolina in Plat Book "P" at page 61, and having the following Metes and Bounds, to wit:

BEGINNING AT A POINT on the Southwestern side of Hart Street, 140 feet from the New Buncombe Road (U. S. Highway # 25, North) and running thence S. 53-35 W. 345 feet to a point in line of property now or formerly known as Child Property; thence running with the line of said Child Property N. 18-16 W. 202.5 feet to a point; thence running N. 53-27 E. 145 feet to a point; thence running N. 55-40 E. 140 feet to a point on the Southwestern side of Hart Street; thence running with the Southwestern side of Hart Street S. 36-13 E. 193.3 feet to the point of beginning

THE GRANTEES herein hereby expressly assume and agree to pay a certain Mortgage which covers the above described property, among other, to the Fidelity Federal Savings and Loan Association of Greenville, South Carolina in the amount of \$16,000.00, according to its terms

THIS BEING A PORTION of the same property as was conveyed to the Grantor herein by deed of Hattie Case, said deed having been recorded in the R. M. C. Office of Greenville County, South Carolina on the 27th day of March 1939 in Deed Book 209 at page 443.

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 30th day of April in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of Lehman A. Moseley, Jr. Frances R. Leitke

T.E. Hart (Seal) (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Frances R. Leitke

and made oath that she saw the within named grantor(s) T. E. Hart sign, seal and as his act and deed deliver the within written deed, and that she, with Lehman A. Moseley, Jr. witnessed the execution thereof.

Sworn to before me this 30th day of April, A. D. 19 60 Notary Public for South Carolina

Frances R. Leitke

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, Lehman A. Moseley, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Rosalie S. Hart, wife of the within named T. E. Hart, 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 Jay Keith, Jr. & Lois S. Keith, 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 30th day of April, A. D. 19 60 Notary Public for South Carolina

Rosalie S. Hart

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 3:18 P.M., M., No. #29914 Recorded this 2nd day of May 1960 at 497-3-4.1 OUT OF 497-3-4