

STATE OF SOUTH CAROLINA, JAN 10 4 11 PM 1961

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Gertie H. Spencer, of Greenville County,

in consideration of the sum of Exchange of property valued at \$ 3,690.62 in the State aforesaid, DOLLARS, and the assumption of mortgage set out 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 grantee, Leslie & Shaw, Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 23-A of a subdivision of the property of Central Realty Corporation as shown on plat thereof made by Pickell & Pickell, March 13, 1946, revised March 31, 1946 and recorded in the R. M. C. Office for Greenville County in Plat Book P, at page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the west side of Maco Terrace, the joint front corner of Lots Nos. 22-A and 23-A, which point is 225 feet from the intersection of Maco Terrace and Ackley Road, and running thence with Maco Terrace, S. 36-05 E. 75 feet to a point, the joint front corner of Lots Nos. 23-A and 24-A; thence with the joint line of said lots, S. 54-03 W. 145 feet to a point, the joint rear corner of said lots; thence N. 36-05 W. 75 feet to a point, the joint rear corner of Lots Nos. 23-A and 22-A; thence along the joint line of said lots, N. 54-03 E. 145 feet to the point of beginning; being the same conveyed to me by Edwin K. Watson by his deed dated September 19, 1949 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 391, page 451.

The grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by Edwin K. Watson to Canal Insurance Company, assigned to the New York Life Insurance Company, in the original sum of \$ 5,500.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 348, at page 103, on which there is a balance due of \$ 1,809.38 as of this date.

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 its successors, 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 January in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Herbert E. Rudd
Nancy Craig

Gertie H. Spencer (Seal)
Gertie H. Spencer (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, }
Greenville County }

PROBATE
Personally appeared before me Herbert E. Rudd

and made oath that he saw the within named grantor(s) Gertie H. Spencer sign, seal and as her act and deed deliver the within written deed, and that he, with Nancy Craig witnessed the execution thereof.

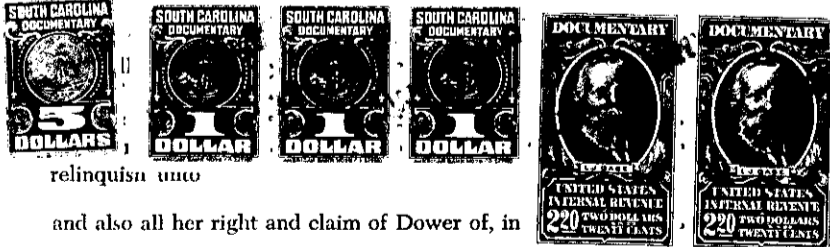
Sworn to before me this 10th day of January, A. D. 19 61
Nancy Craig (Seal)
Notary Public for South Carolina

Herbert E. Rudd

State of South Carolina, )

RENUNCIATION OF DOWER

Notary Public, do hereby certify



informed by me, did declare that she does freely, as whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate, as within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19 Notary Public for South Carolina Recorded this 10th day of January 19 61, at 4:11 P.M. M., No. #17278