

BOOK 653 PAGE 30
STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FEB 9 4 43 PM 1961



Know All Men by These Presents:

That I, Opha M. Bingham

in the State aforesaid,
DOLLARS,

in consideration of the sum of Seventy-Four Hundred Sixty-Four and 07/100 and assumption of the mortgage set forth 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 Helen Rövner, her heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the westerly side of Wren Street, in the City of Greenville, S. C., and being designated as Lot No. 45, on the plat of the property of Central Development Corporation as recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, pages 22 and 23, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the westerly side of Wren Street, joint front corner of Lots 45 and 46 and running thence along the common line of said lots S 61-24 W 176 feet to an iron pin in the line of Lot 42; thence along the line of said lot S 23-53 E 60 feet to an iron pin, joint rear corner of Lots 44 and 45; thence along the common line of said lots N 66 - 16 E 175.2 feet to an iron pin on the westerly side of Wren Street; thence along said Street N 23-44 W 75 feet to an iron pin, the point of beginning.

As a part of the consideration herein, the Grantee does hereby assume and agree to pay the balance due of Ten Thousand Thirty-Five and 93/100 (\$10,035.93) Dollars on the mortgage owned by Shenandoah, in the face amount of Thirteen Thousand Four Hundred and no/100 (\$13,400.00) Dollars, as recorded in Mortgage Book 580, page 386.

Grantee to pay 1961 taxes.

For deed into Grantor see Deed Book 535, page 317.



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 eighth day of February in the year of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of

Estell B. Dills
Nancy L. Bryant

Opha M. Bingham (Seal)

(Seal)

State of ~~Georgia~~ ^{South Carolina},
Fulton County, Greenville County

Personally appeared before me Estell B. Dills

and made oath that she saw the within named grantor(s) Opha M. Bingham sign, seal and as HER act and deed delivered the within written deed, and that she, with Nancy L. Bryant witnessed the execution thereof.

Sworn to before me this 8th day of Feb., A. D. 1961
Estell B. Dills (Seal)
Notary Public for South Carolina
Georgia

Notary Public, Georgia State at Large
My Commission Expires June 28, 1964

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER - GRANTOR A WOMAN

Notary Public, do hereby certify

I, _____, unto all whom it may concern, that Mrs. _____ wife of the within named _____ 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 _____ 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 _____ day of _____, A. D. 19_____

(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 9th day of February 1961, at 4:40 P. M., No. 19841.

274.3-1-186