

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Know All Men by These Presents:

That I, James Robert Saltz in consideration of the sum of Three Thousand One Hundred Fifty-one and 73/100 DOLLARS, Plus assumption of mortgage listed 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 Benjamin F. McGuire, his heirs and assigns forever:

ALL that portion of land situate in Greenville County, State of South Carolina, on the South side of Alabama Avenue and being designated as the Southeast portion of Lot No. 26 Alabama Avenue, according to a plat of property of Talmer Cordell recorded in Plat Book X, Page 55 of the R. M. C. Office for Greenville County and described as follows:

BEGINNING at an iron pin 70.4 feet from the southeastern corner of Welcome Avenue and Alabama Avenue and running thence with the southern side of Alabama Avenue S. 60-43 E. 64 feet to an iron pin; thence S. 29-17 W. 110 feet to an iron pin; thence with the line of said lot N. 42-48 W. 75 feet to an iron pin; thence N. 34-05 E. 87.1 feet to be ginning corner.

AS a part of the consideration herein, the grantee assumes and agrees to pay the balance due on that mortgage recorded in the RMC Office for Greenville County in Mortgage Book 815, Page 254.



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 his 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 24th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-One

Signed, Sealed and Delivered in the Presence of James Robert Saltz (Seal), Furman D. Lusk (Seal), Clyde B. Temple (Seal)

State of South Carolina Personally appeared before me Furman D. Lusk COUNTY OF Greenville

and made oath that he saw the within named grantor(s) James Robert Saltz sign, seal and as his act and deed deliver the within written deed, and that he, with Clyde B. Temple witnessed the execution thereof.

Sworn to before me this 24th day of March, A. D., 19 61 Clyde B. Temple (Seal) Notary Public for South Carolina

State of South Carolina RENEUNCIATION OF DOWER I, Clyde B. Temple Notary Public, do hereby certify COUNTY OF Greenville

unto all whom it may concern, that Mrs. Gwendolyn R. Saltz wife of the within named James Robert Saltz 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 Benjamin F. McGuire, his 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 24th day of March, A. D., 19 61 Clyde B. Temple (Seal) Notary Public for South Carolina Gwendolyn R. Saltz

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ A. #23651 Recorded this 27th day of March 19 61 at 11:46 M., No.

241-1-311