

MAR 27 11 47 AM 1961



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CL

KNOW ALL MEN BY THESE PRESENTS, that L. M. BROWN

in consideration of FOUR THOUSAND SEVEN HUNDRED THIRTY TWO AND 68/100 (\$4,732.68) -----Dollars,
PLUS ASSUMPTION OF MORTGAGE LISTED BELOW:
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto LOUIS M. POWELL, HIS HEIRS AND ASSIGNS:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the southwesterly side of Maryland Avenue being shown as Lot No. 3, Map No. 4 of Talmer Cordell Subdivision as recorded in the RMC Office for Greenville County, South Carolina in Plat Book X at Page 55 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Maryland Avenue, which iron pin is the joint front corner of Lot Nos. 2 and 3, and running thence S. 26-17 W. 150 feet to an iron pin; thence S. 60-43 E. 58 feet to an iron pin; thence N. 29-17 E. 150 feet to an iron pin; thence N. 60-43 W. 58 feet to an iron pin, the point of beginning.

AS part of the consideration herein, the grantee assumes and agrees to pay the balance due on that certain mortgage recorded in the RMC Office for Greenville County in Mortgage Book 457, Page 228.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 11th day of March 1961
L M Brown (SEAL)
SIGNED, sealed and delivered in the presence of:
Linda L Cohen (SEAL)
Fred W. M. Donald (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 11th day of March 19 61.
Fred W. M. Donald (SEAL) *Linda L. Cohen*

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this
11th day of March 1961
Fred W. M. Donald (SEAL) *Lourence E Brown*

RECORDED this 27th day of March 19 61 at 11:47 A. M., No. 23656.

241-64