

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAY 31 3 05 PM 1961

Know All Men by These Presents:

That We, FRANCIS L. ANTHONY and BARBARA ANTHONY in the State aforesaid, in consideration of the sum of One Thousand Five Hundred Seventy and 06/100 DOLLARS, and assumption of mortgage referred to 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 JAMES MONROE DEAN, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Southwest side of Cool Brook Drive, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 52 on plat of Belmont Heights Subdivision made by C.C.Jones, Engineer, April 1954, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book GG, Pages 54 and 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Cool Brook Drive at joint front corner of Lots 51 and 52, and runs thence along the line of Lot 51, S. 49-39 W., 146.5 feet to a point in the center of a branch; thence with the center of the branch (the traverse line being S. 26-32 E., 55 feet) to a point in center of the branch at joint rear corner of Lots 52 and 53; thence with the line of Lot 53, N. 64-26 E., 168 feet to an iron pin on the Southwest side of Cool Brook Drive; thence along Cool Brook Drive, N. 32-36 W., 50 feet to an iron pin; thence still along Cool Brook Drive, N. 48-41 W., 50 feet to the beginning corner.

GRANTEE assumes and agrees to pay the balance due on that mortgage given by Jarrell S.Kirkland and Kathleen C. Kirkland to General Mortgage Co. on January 21, 1955, in the original amount of \$9400.00, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 624, Page 277.

THIS is the same property conveyed to us by deed of John S. Conway and Gwyn T. Conway, dated March 29, 1957, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 574, Page 345.

Grantee to pay 1961 taxes.

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.

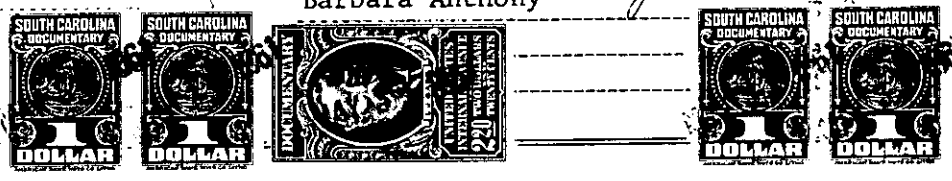
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 May in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Bertha W. Kirk
Alyce L. Marshall

Francis L. Anthony (Seal)
Barbara Anthony (Seal)



MARYLAND State of South Carolina, HARFORD County

Personally appeared before me Alyce L. Marshall

and made oath that s he saw the within named grantor(s) Francis L. Anthony and Barbara Anthony sign, seal and as their act and deed deliver the within written deed, and that she, with Bertha W. Kirk witnessed the execution thereof.

Sworn to before me this 24th day of May, A. D. 19 61

Bertha W. Kirk (Seal)
Notary Public for South Carolina Maryland
My commission expires: May 6, 1963

Alyce L. Marshall

MARYLAND State of South Carolina, HARFORD County

RENUNCIATION OF DOWER

I, Bertha W. Kirk Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Barbara Anthony wife of the within named Francis L. Anthony 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 James Monroe Dean, 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 May, A. D. 19 61

Bertha W. Kirk (Seal)
Notary Public for South Carolina Maryland
My commission expires: May 6, 1963

Barbara Anthony

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 31st day of May 19 61, at 3:46 P. M., No. #29642

388.5-14