

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That I, J. H. Boyce, Jr., in the State aforesaid, in consideration of the sum of One and no/100 (\$1.00)----- DOLLARS,

and assumption of mortgage indebtedness, 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 Monica Boyce, her heirs and assigns forever:

All that certain piece, parcel or lot of land in the City of Greenville, state of South Carolina, County of Greenville, being known and designated as Lot No. 16 on plat of Cherokee Park recorded in Plat Book C at page 96 in the RMC Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Conestee Avenue at joint front corner of Lots 15 and 16 and running thence with the line of Lot 15 N. 62-32 W. 171.3 feet to an iron pin on a 15 foot alley; thence with said alley S. 27-40 W. 54.1 feet to an iron pin joint rear corner of Lots 16 and 17; thence with the line of Lot 17 S. 62-32 E. 171.2 feet to an iron pin on Conestee Avenue; thence with said Conestee Avenue N. 27-15 E. 54.1 feet to the beginning corner.

Being the same land conveyed to the grantor by the grantee by deed recorded in Deed Book 564, at page 294.

It is understood that the grantee assumes the mortgage held by Fidelity Federal, dated October 30, 1956., Recorded in R.E.M. book 696, page 13, the balance being \$10,076.69.

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 5th day of July in the year of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of

Jack Blakey (Seal)
Thomas L. Williams (Seal)

Tennessee STATE OF SOUTH CAROLINA, Greenville County Personally appeared before me Thomas L. Williams

and made oath that he saw the within named grantor(s) J. H. Boyce, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with Jack Blakey sign, seal and as his act and deed witness the execution thereof.

Sworn to before me this 10th day of July, A. D., 1961. Robert McCord (Seal) Notary Public for South Carolina Tennessee

TENNESSEE STATE OF SOUTH CAROLINA, Greenville County SHELBY I, ROBERT McCord Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret S. Boyce wife of the within named J. H. Boyce, Jr. 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 Monica Boyce, her Heirs and Assigns, all her interest and estate, and also 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 10th day of July, A. D., 1961. Margaret S. Boyce (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 21th day of July 1961, at 11:57 A. M., No. 2446

218-3-18