

STATE OF SOUTH CAROLINA, DEC 19 2 49 PM 1961

GREENVILLE COUNTY

OLLIE KNOW ALL MEN BY THESE PRESENTS:

That I, William D. Cox



in consideration of the sum of Four Thousand, Five Hundred and no/100 in the State aforesaid, DOLLARS, and assumption of mortgage indebtedness 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

Edgar L. Winchester and Bessie M. Winchester, their heirs and assigns forever

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 96 on plat of Cedar Lane Gardens, dated August 27, 1955, recorded in the R. M. C. Office for Greenville County in Plat Book GG, page 139, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Edgemont Ave. Ext. at the joint front corner of Lots 96 and 97, and running thence along the joint line of said lots, N. 57-03 E. 180 feet to an iron pin in the center of a ten-foot utility easement, in the rear line of Lot 92; thence along the rear line of Lot 92 and the center of said utility easement, S. 32-57 E. 50 feet to an iron pin in the rear line of Lot 94; thence along the rear line of Lot 94, S. 37-01 W. 58.4 feet to an iron pin, joint rear corner of Lots 94, 95 and 96; thence along the joint line of Lots 95 and 96, S. 57-03 W. 125 feet to an iron pin on the northeastern side of Edgemont Ave. Ext.; thence along the northeast side of Edgemont Ave. Ext., N. 32-57 W. 70 feet to the point of beginning, being the same property conveyed to the grantor herein by deed of Carl B. Holland dated June 15, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Book 555, page 145.

As a part of the consideration for this conveyance, the grantees herein expressly assume and agree to pay the balance due on that certain mortgage executed by William D. Cox to First Federal Savings & Loan Association dated June 18, 1956 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 682, page 113, on which there is a present balance due of \$8,945.16.

This conveyance is subject to recorded rights of way, and to restrictions and protective covenants recorded in Volume 535, page 109, R.M.C. Office for Greenville County. The above lot is shown on the Township Tax Maps at Sheet B11, Block 2, Lot 32.

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 their 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 December in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of William D. Cox, Janice Teutsch, and Lloyd W. Gilstrap, each followed by a dashed line and the word '(Seal)'. Below the signatures are five South Carolina Documentary stamps, each valued at 1 DOLLAR.

State of South Carolina, } Personally appeared before me Janice Teutsch
Greenville County }

and made oath that he saw the within named grantor(s) William D. Cox sign, seal and as his act and deed deliver the within written deed, and that she, with Lloyd W. Gilstrap witnessed the execution thereof.

Sworn to before me this 5th day of December, A. D. 19 61
Lloyd W. Gilstrap (Seal) Notary Public for South Carolina
Janice Teutsch (Seal)

State of South Carolina, } RENUNCIATION OF DOWER
Greenville County } I, Lloyd W. Gilstrap Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Gaynell Cox wife of the within named William D. Cox 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 Edgar L. Winchester and Bessie M. Winchester, their 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 5th day of December, A. D. 19 61
Lloyd W. Gilstrap (Seal) Notary Public for South Carolina
Mrs. Gaynell Cox (Seal)

Recorded this 19th day of December 19 61, at 2:49 P.M. M., No. #15436

-306- B11-2-32