

GREENVILLE COUNTY

OLLIE H. KEITH

Know All Men by These Presents:

That we, Gerald E. Jeffcoat and Carolyn Phillips Jeffcoat,

in the State aforesaid,
DOLLARS,

in consideration of the sum of Twenty-Five and no/100 (\$25.00) and assumption of mortgage 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 Joseph H. Keith, Jr., his heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Prince Avenue, in the City of Greenville, S. C., being shown as Lot No. 62 and the northerly one-half of Lot 63 adjacent thereto, on plat of Pleasant Valley made by Dalton & Neves, Engineers, April 1946, as recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, page 5, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Prince Avenue at joint front corner of Lots 61 and 62, and running thence along the line of Lot 61 S 69-31 W 175 feet to an iron pin; thence S 20-29 E 90 feet to an iron pin in the center of the rear line of Lot 63; thence through the center of Lot 63 N 69-31 E 175 feet to an iron pin on the westerly side of Prince Avenue in the center of the front line of Lot 63; thence with the westerly side of Prince Avenue N 20-29 W 90 feet to the beginning corner.

For deed into grantors see Deed Book 630, page 184.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance of \$10,849.25, as the same becomes due, on that certain mortgage given by the grantors herein to The Western and Southern Life Insurance Company, in the face amount of \$11,250.00, dated July 21, 1959, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 796, page 385.

GRANTEE TO PAY 1962 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 31st day of January in the year of our Lord One Thousand Nine Hundred and Sixty-Two.

Signed, Sealed and Delivered in the Presence of

Esther Jones
Thomas R. Wolfe

Gerald E. Jeffcoat (Seal)
Gerald E. Jeffcoat (Seal)
Carolyn Phillips Jeffcoat (Seal)
Carolyn Phillips Jeffcoat (Seal)

State of South Carolina, }
Orangeburg Greenville County

Personally appeared before me ---- Esther Jones --

and made oath that he saw the within named grantor(s) Gerald E. Jeffcoat and Carolyn Phillips Jeffcoat sign, seal and as their act and deed deliver the within written deed, and that she, with --- Thomas R. Wolfe --- witnessed the execution thereof.

Sworn to before me this 31st day of January, A. D. 1962
Thomas R. Wolfe (Seal)
Notary Public for South Carolina

Esther Jones

State of South Carolina, }
Orangeburg Greenville County

RENUNCIATION OF DOWER

S.C.

I, Thomas R. Wolfe Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Carolyn Phillips Jeffcoat wife of the within named Gerald E. Jeffcoat 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 Joseph H. Keith, Jr., 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 31st day of January, A. D. 1962
Thomas R. Wolfe (Seal)
Notary Public for South Carolina

Mrs. Carolyn Phillips Jeffcoat
Mrs. Carolyn Phillips Jeffcoat

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 3rd day of February 1962, at 10:11 A. M., No. #19196

519-222.2-2-4