

State of South Carolina }  
GREENVILLE COUNTY } MAY 13 10 28 AM 1963

OLLIE FARNSWORTH Knows All Men by These Presents:

That I, Thomas McGrady, Jr. R.M.C. in the State aforesaid,  
in consideration of the sum of Ten (\$10.00) DOLLARS,

and the assumption by the grantees of that certain mortgage hereinafter mentioned 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 grantee(s)

VERNON CHARLES AYERS & ANN A. AYERS, THEIR HEIRS AND ASSIGNS FOREVER:

All that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 45 on plat of South Forest Estates, recorded in Plat Book GG, Pages 180-181, RMC Office for Greenville County, South Carolina, said lot fronting 85 feet on the Northeast side of Brantford Lane, having a depth of 138.7 feet on the South side, a rear width of 85.2 feet, and a depth of 133 feet on the North side.

THE GRANTEES ASSUME and agree to pay the balance on that certain mortgage from the grantor to Aiken Loan and Security Company, said mortgage being in the original amount of \$11,850.00, dated February 21, 1958, and recorded in the RMC Office for Greenville County in Mortgage Book 739, at Page 449, on the 4th day of March, 1958. The Grantor also sets over and assigns to the Grantees the escrow account and insurance in connection with the above loan.

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 7th day of May in the year of our Lord One Thousand Nine Hundred and Sixty Three.

Signed, Sealed and Delivered in the Presence of  
Joe F. Collins (Seal)  
Audrey W. Habarka (Seal)  
Thomas McGrady, Jr. (Seal)

State of ~~South Carolina~~ TEXAS }  
Atascosa COUNTY } Personally appeared before me Joe F. Collins

and made oath that he saw the within named grantor(s) Thomas McGrady sign, seal and as his act and deed deliver the within written deed, and that he, with Audrey W. Habarka witnessed the execution thereof.

Sworn to before me this 7th day of May, A. D., 1963.  
Notary Public for Atascosa County, Texas.  
Joe F. Collins (Seal)

State of ~~South Carolina~~ TEXAS }  
Atascosa COUNTY } **RENUNCIATION OF DOWER**

I, Alfred W. Gray Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ruth C. McGrady

wife of the within named Thomas McGrady, 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 Vernon Charles Ayers and Ann A. Ayers, 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 7th day of May, A. D., 1963.  
Notary Public for Atascosa County, Texas.  
Mrs. Ruth C. McGrady (Seal)

Cancelled stamps attached: S. C. S. ; U. S. \$ 10:28 A.M. 1963, at M., No. 29096  
Recorded this 13th day of May

-156- 377-4-11