

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

SEP 24 2 57 PM 1963

CLERK OF COURT

Know All Men by these Presents:

That Faye Stewart James and O. V. Stewart in the State aforesaid, in consideration of the sum of \$1.00 and love and affection and assumption of mortgage set out below DOLLARS,

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 Ruby B. Stewart, her heirs and assigns,

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in Greenville Township, being known and designated as Lot 52 on plat of property of J. R. West, recorded in Plat Book C at Page 190, and having the following metes and bounds, to wit:

BEGINNING at a stake on the western side of West Avenue, front corner of Lots 51 and 52, and running thence with the line of said lots, S. 75-02 W. 176.6 feet to stake; thence S. 14-25 E. 56.6 feet to stake in line of Lot 53; thence N. 75-02 E. 175.3 feet to West Avenue; thence N. 13-21 W. 60 feet to the point of beginning.

Said premises being the same conveyed by Fred M. Jones to J. O. Stewart by deed recorded in Deed Book 619 at Page 145; J. O. Stewart died intestate September 5, 1963, leaving as his sole heirs at law his mother, Ruby B. Stewart, and his father O. V. Stewart and one sister, Faye Stewart James, and the purpose of this deed is to vest fee simple title in Ruby B. Stewart.

As a part of the consideration for this conveyance, the grantee assumes and agrees to pay the balance due on a mortgage held by Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 779 at Page 166, upon which there was due \$3744.66 on the date of the death of J. O. Stewart.

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 17th day of September in the year of our Lord One Thousand Nine Hundred and Sixty-Three.

Signed, Sealed and Delivered in the Presence of

[Signature of Ruby M. Eskew]

[Signatures of Faye Stewart James and O. V. Stewart]

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ruby M. Eskew

and made oath that she saw the within named grantor(s) Faye Stewart James & O. V. Stewart sign, seal and as the said and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 17th day of Sept., A. D., 1963 [Signature of Notary Public]

[Signature of Ruby M. Eskew]

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia G. Stewart wife of the within named O. V. Stewart 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 Ruby B. Stewart, 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 17th day of Sept., A. D., 1963 [Signature of Notary Public]

[Signature of Mrs. Virginia G. Stewart]

235-117-1-22