

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

BOOK 733 PAGE 270

OCT 8 11 30 AM 1963

KNOW ALL MEN BY THESE PRESENTS, that I, Homer M. Cox, Jr.,
R. M. C.

in consideration of One Thousand and No/100----- Dollars,
plus assumption of mortgage set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Joe D. Pearson, his heirs and assigns forever,

All that piece, parcel or lot of land located in Greenville County, South Carolina, situate, lying and being on the north side of Fairfax Road and shown as Lot 30 on a plat entitled Property of William R. Timmons, Jr. recorded in Plat Book XX at page 9 and having, according to a more recent plat by C. C. Jones, Engineer, dated July 11, 1962, the following metes and bounds to wit:

Beginning at a point on the eastern side of Avon Street and running thence S. 89-33 E. 137.9 feet; thence S. 21-37 E. 118.1 feet to a point on the northern edge of Fairfax Road; thence along said road, S. 68-23 W. 120 feet; thence along the curve of the intersection of Fairfax and Avon, the chord of which is N. 66-37 W. 28.3 feet; thence along Avon, N. 21-37 W. 87.5 feet; thence along the curve of Avon Street, the chord of which is N. 10-35 W. 63.5 feet to the beginning point.

This is the same property conveyed to the grantor by deed recorded in Deed Book 702 at page 381.

As a part of the consideration the grantee assumes and agrees to pay the balance of that certain mortgage in favor of Shenandoah Life Insurance Company recorded in Mortgage Book 896 at page 84 and having a present balance of \$11,740.01.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 7 day of October 19 63

SIGNED, sealed and delivered in the presence of:

Homer M. Cox, Jr. (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7 day of October 19 63

Homer M. Cox, Jr. (SEAL)
Notary Public for South Carolina.

Luzvia B. Leuch

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

7 day of October 19 63
Homer M. Cox, Jr. (SEAL)
Notary Public for South Carolina.

Dorothy D. Cox

RECORDED this 8th day of October 1963, at 11:38 A. M., No. 10412

-305- B13.2-1-90