

FILED
S.E. CO. S. C.
GREENVILLE
1964



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

7 11 42 AM 1964
OLLIE FANNING JR
H.M.C.

Know All Men by These Presents:

That I, JAMES C. POWELL, in the State aforesaid, in consideration of the sum of THREE THOUSAND NINE HUNDRED FIFTY and 70/100----- DOLLARS, ---\$3,950.70---plus the assumption of mortgage (see 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 R. W. MANLEY, his heirs and assigns:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot number 6 of the Property of Wm. R. Timmons, Jr., according to a plat of record in the R. M. C. Office for Greenville County in Plat Book MM at Page 127, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Avery Street at the joint front corner of Lots 6 and 7 and running thence with the Southeastern side of Avery Street N. 61-04 E. 88 feet to a point at the joint front corner of Lots 5 and 6; thence S. 28-56 E. 161.1 feet to a point at the joint rear corner of Lots 5 and 6; thence S. 58-22 W. 88.1 feet to a point at the joint rear corner of Lots 6 and 7; thence N. 28-56 W. 165.3 feet to the point of beginning. Being the same property conveyed to the grantor herein by deed recorded in Deed Volume 669 at Page 470.

This deed is executed subject to existing and recorded restrictions and rights-of-way.

The grantee herein assumes and agrees to pay that certain note and mortgage due to Shenandoah Life Insurance Company given by James C. Powell, and recorded in R. E. M. Volume 851 at Page 518 and upon which there remains a balance due of \$8,249.30.

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 19th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-Four.

Signed, Sealed and Delivered in the Presence of

E. P. Riley, Jr.
Jeannette Sullens



James C. Powell (Seal)

State of South Carolina, }
Greenville County

Personally appeared before me Jeannette Sullens

and made oath that She saw the within named grantor(s) James C. Powell sign, seal and as his act and deed deliver the within written deed, and that she, with E. P. Riley, Jr., witnessed the execution thereof.

Sworn to before me this 19th day of February, A. D. 19 64
Edward P. Riley, Jr. (Seal)
Notary Public for South Carolina

Jeannette Sullens

State of South Carolina, }
Greenville County

RENUNCIATION OF DOWER
I, Edward P. Riley, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ethel J. Powell wife of the within named James C. Powell 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 R. W. Manley, 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 19th day of February, A. D. 19 64
Edward P. Riley, Jr. (Seal)
Notary Public for South Carolina

Ethel J. Powell

B13.2-1-19
-305-