

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

SEP 11 4 21 PM 1964 Know All Men by these Presents:

That FRANK M. WATKINS AND FRANCES L. WATKINS LILLIE FARNSWORTH in the State aforesaid, in consideration of the sum of TWO THOUSAND THREE HUNDRED TWENTY EIGHT & 70/100 DOLLARS, And assumption of Mortgage set out below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is here-by acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ALVIN A. McCALL, JR., HIS HEIRS AND ASSIGNS:

All that lot of land in Greenville County, State of South Carolina, situate on the westerly side of Rice Street, formerly Henrietta Avenue, in the City of Greenville, shown as lot 48 on a plat of the property of G. F. Cammer, recorded in the RMC Office for Greenville County in Plat Book L at Page 115, and described as follows:

BEGINNING at an iron pin on the westerly side of Rice Street, which iron pin is the joint front corner of lots 47 and 48, and is also located 511 feet in a southerly direction from the westerly corner of the intersection of Rice Street and Myers Drive, and running thence along the westerly side of Rice St., S. 23-17 W. 120 feet to iron pin; thence N. 41-55 W. 282.6 feet to iron pin, joint rear corner of lots 47 and 48; thence along the common line of said lots, S. 66-43 E. 255.5 feet to iron pin, the point of beginning.

As a part of the consideration for this deed the grantee assumes and agrees to pay the balance due on a mortgage held by General Mortgage Co. in the original amount of \$10,400.00 recorded in Mortgage Book 608 at Page 97.



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 9 day of September in the year of our Lord One Thousand Nine Hundred and Sixty-Four

Signed, Sealed and Delivered in the Presence of [Signatures: Frank M. Watkins, Frances L. Watkins, Ben C. Thornton] (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ena W. King and made oath that s he saw the within named grantor(s) Frank M. Watkins and Frances L. Watkins sign, seal and as their act and deed deliver the within written deed, and that s he, with Ben C. Thornton witnessed the execution thereof. Sworn to before me this 9th day of September, A. D., 19 64 [Signature: Ben C. Thornton] (Seal) Notary Public for South Carolina [Signature: Ena W. King]

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Ben C. Thornton Notary Public, do hereby certify unto all whom it may concern, that Mrs. Frank M. Watkins wife of the within named Frank M. Watkins 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, re-lease, and forever relinquish unto Alvin A. McCall, Jr., his 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 9th day of September, A. D., 19 64 [Signature: Ben C. Thornton] (Seal) Notary Public for South Carolina [Signature: Frances L. Watkins]

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 11th day of September 19 64, at 4:21 P. M., No. 7811

513-3-8 213-3-8