

FILED GREENVILLE CO. S. C.

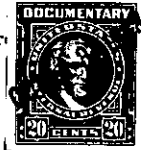
BOOK 759 PAGE 430

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OCT 15 9 54 PM 1964

OLLIE FARRISWORTH R. M. C.



Know All Men by these Presents:

That Edward H. Hembree in the State aforesaid, in consideration of the sum of \$10.00 and other valuable considerations and assumption of mortgage indebtedness 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 Lowry J. Caudell, his heirs and assigns,

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the eastern side of Montrose Drive (formerly Babb Avenue), in the City of Greenville, being the western portion of Lot 37, as shown on a plat of the Estate of Tully P. Babb, recorded in Plat Book QQ at Pages 162 and 163, and described as follows:

BEGINNING at an iron pin on the eastern side of Montrose Drive, 488.6 feet north from Cleveland Street, at the corner of Lot 36; thence with the eastern side of Montrose Drive, N. 6-50 W. 240.2 feet to a concrete monument at the corner of Lot 38-A; thence with the line of said lot, N. 83-12 E. 200 feet to iron pin; thence S. 6-50 E. 244.1 feet to iron pin in the line of Lot 36; thence with the line of Lot 36, S. 84-17 W. 200 feet to the point of beginning.

Subject, however, to an easement five feet in width along the southern line of the property for the installation of a sewer line.

The grantee assumes and agrees to pay the balance due on a mortgage to Fidelity Federal Savings and Loan Association, the principal balance being \$36,500.00, the said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 274 at Page 372.



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 8th day of October in the year of our Lord One Thousand Nine Hundred and Sixty-Four.

Signed, Sealed and Delivered in the Presence of Edward H. Hembree (Seal)

Belton O. Thomason, Jr. Ruby M. Eskew



STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ruby M. Eskew

and made oath that he saw the within named grantor(s) Edward H. Hembree sign, seal and as his act and deed deliver the within written deed, and that he, with Belton O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 8th day of October, A. D., 1964 Notary Public for South Carolina

Ruby M. Eskew

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Belton O. Thomason, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia G. Hembree wife of the within named Edward H. Hembree 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 Lowry J. Caudell, 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 October, A. D., 1964 Notary Public for South Carolina

Virginia G. Hembree

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 13th day of October 1964 at 3151 P.M., No. 11019

599-269-1-34