

TITLE TO REAL ESTATE—Prepared by Hinson & Hamer, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.  
NOV 29 1 27 PM 1966  
BOOK 810 PAGE 5

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that Peter L. Fernandez and Marian R. Fernandez

in consideration of Four Thousand Seven Hundred Eighty-One and 35/100-----Dollars,  
and assumption of mortgage described 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 Charles E. Franklin and Mary C. Franklin, their heirs and assigns,

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 54 College Heights Subdivision, as per plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P, page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Princeton Avenue, joint front corner Lots 53 and 54; and running thence S. 33-10 E. 175 feet to an iron pin, joint rear corner Lots 53 and 54; thence N. 56-50 E. 75 feet to an iron pin; thence along the rear line of Lots 57, 56 and 55 N. 33-10 W. 175 feet to an iron pin on the Southeasterly side of Princeton Avenue, common corner Lots 54 and 55; thence along the Southeasterly side of Princeton Avenue S. 56-50 W. 75 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the Grantees assume and agree to pay, according to its terms that certain note and mortgage given to C. Douglas Wilson & Co. on which there is a balance due of \$6,743.65, said mortgage being recorded in Mortgages Volume 603, page 485.

This is the same property conveyed by deed recorded in Deeds Volume 612, page 89.

Grantors to pay 1966 taxes.



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(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(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 17<sup>th</sup> day of November 19 66

SIGNED, sealed and delivered in the presence of:

Harold B. Videman (SEAL)  
Marian R. Fernandez (SEAL)  
Erlyne B. Cooper (SEAL)

PENNSYLVANIA  
STATE OF ~~SOUTH CAROLINA~~ }  
COUNTY OF Bucks } PROBATE

sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof. Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) SWORN to before me this 17<sup>th</sup> day of November 19 66

W. Alice Himmsey (SEAL)  
Notary Public for ~~South Carolina~~ Pennsylvania  
My Commission Expires: ~~January 6, 1967~~ January 6, 1969

PENNSYLVANIA  
STATE OF ~~SOUTH CAROLINA~~ }  
COUNTY OF Bucks } RENEUNCIATION 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 in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 18<sup>th</sup> day of November 19 66  
W. Alice Himmsey (SEAL)  
Notary Public for ~~South Carolina~~ Pennsylvania  
My Commission Expires: ~~January 6, 1967~~ January 6, 1969

RECORDED this 29<sup>th</sup> day of November 19 66 at 1:27 P. M., No. 13540

201-2-102  
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