BOOK 826 PAGE 296

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

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

AUG 16 2 53 PM 1967

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Frank M. Hamilton, Sr.

in consideration of Six Thousand Thirty-Three and 62/100 - 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 Roxana H. Cox, her heirs and assigns,

All that piece, parcel or lot of land, with the buildings andimprovements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 4, on Plat of Property of T. F. Hugenin and J. T. Douglas, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Q at page 200, and having, according to said plat, the following metes and bounds, to-wit:

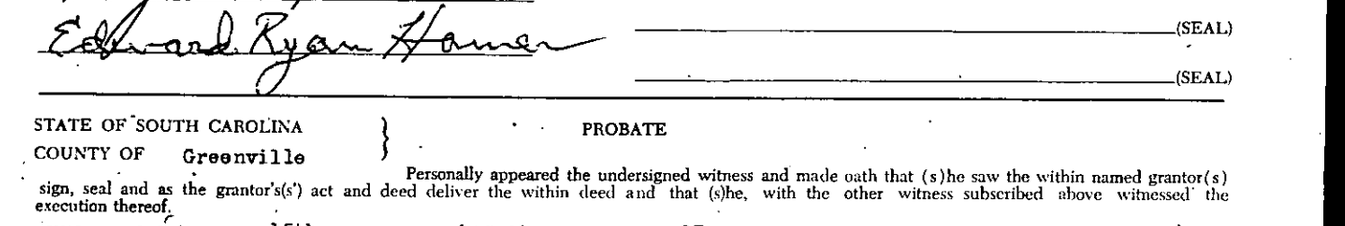
BEGINNING at an iron pin on the Southeastern side of Phillips Lane, joint front corner of Lots 3 and 4; and running thence S. 42-49 E. 153.8 feet to an iron pin; thence S. 47-11 W. 70 feet to an iron pin; thence N. 42-49 W. 153.8 feet to a nail and cap on Phillips Lane; thence with Phillips Lane, N. 47-11 E. 70 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record, on the recorded plat or on the premises.

As a part of the consideration hereof, the Grantee assumes and agrees 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 $6,316.38, said mortgage being recorded in Mortgages Volume 621, at page 237.

This is the same property conveyed in deed recorded in Deeds Volume 634, page 39.

Grantee to pay 1967 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 15th day of August 19 67.

SIGNED, sealed and delivered in the presence of:

Frank M Hamilton, Sr. (SEAL)

Marjorie A. Hill

Edward Ryan Hamer

_____ (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of August 19 67

Edward Ryan Hamer (SEAL)
Notary Public for South Carolina.

Marjorie A. Hill

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 15th day of August 19 67

Sarah N. Hamilton

Edward Ryan Hamer (SEAL)
Notary Public for South Carolina.

RECORDED this 16th day of August 19 67 at 2:53 P. M., No. 5207

-519- 214-3-3