

Peter Nelson DEED TO S.C. Calder, et al.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Peter Nelson, now of Greenville County, in my own right, and as Executor and Trustee of the Will of my wife Christine Nelson, late of Berkeley County in the State aforesaid in consideration of the sum of Twenty-one hundred DOLLARS, to me in hand paid at and before the sealing of these presents by S.C. Calder and J.H. Dean, of Greenville County (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 S.C. Calder and J.H. Dean, their heirs and assigns, All that certain piece, parcel or lot of land situate, lying and being on the East side of Green Avenue, within the corporate limits of the City of Greenville, County and State aforesaid, and having the following metes and bounds, to-wit: Beginning at an iron pin on Green Avenue, and running thence with Green Avenue S. 27-1/2 W. 367 feet and 6 inches to an iron pin in bend of said Green Avenue; thence continuing with Green Avenue S. 20-3/4 E. 213 feet and 6 ins. more or less, to stake on right of way of C. & G. Railway; thence with said right of way N.E. 392 feet and 4 ins., more or less, to stake; thence N. 70-3/4 W. 127 feet and 4 ins., more or less, to Peach-tree stump, now iron pin; thence N. 16 E. 150 feet and 6 ins. more or less to iron pin; thence N. 67-1/2 W. 109 feet to the beginning corner on Green Avenue, and being designated as Lots Nos. 1-2-3-4-5-6-7-8 and 9 as shown on plat recorded in R.M.C. office for Greenville County in Plat Book "C", page 6, and is a part of the tract of land conveyed to Christine Nelson by Sallie Nichols by deed dated Feby. 21st, 1887, and recorded in R.M.C. Office for said County in Volume "58", page 774; and is a part of the tract of land surveyed by J.N. Southern, D.S. on Sept. 24th, 1902. Said tract of land being devised to me by said Christine Nelson for and during the term of my natural life with the power to sell any part or all of the lands of which she died, seized and possessed, and this deed is intended to convey my individual interest in said land and is also in execution of the power contained in said will, which will has been duly probated in the office of the Court of Probate for Berkeley County; a copy of said will is recorded in the office of Register of Mesne Conveyance for Greenville County in Deed Book "MMM", page 85.

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 said S.C. Calder and J.H. Dean, their heirs and assigns, forever.

AND I do hereby bind myself, my successors heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said S.C. Calder and J.H. Dean, their heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 19th day of April in the year of our Lord one thousand nine hundred and twelve and in the one hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Oscar Hodges, Peter Nelson, In his own right and as Executor and Trustee as aforesaid. B.A. Morgan, Notary Public for S. C.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me, Oscar Hodges

and made oath that he saw the within named Peter Nelson

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with B.A. Morgan witnessed the execution thereof.

SWORN to before me, this 19th day of April A. D. 1912.

B.A. Morgan (L. S.) Notary Public for S. C.

Oscar Hodges

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER.

COUNTY OF

I, do hereby certify unto all whom it may concern that Mrs. wife of the within named 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 the within named 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 day of A. D. 1912.

(L. S.) Notary Public for S. C.

Recorded for April 20th, 1912.