

B.E. Geer DEED TO James I. West

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, B.E. Geer

in the State aforesaid in consideration of the sum of Ten Dollars and other valuable consideration to me in hand paid at and before the sealing of these presents by

James I. West (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

James I. West, his heirs and assigns, an undivided one-half interest of, in and to those two certain lots or parcels of land in the City of Greenville, formerly belonging to J.W. Thornburg, and described as follows:

First Lot: Beginning at the Northeast corner of O'Neal and Pendleton Streets; thence with Pendleton Street N. 71.25 E. twenty feet, six and one-half inches to corner of lot of James Hopkins; thence with line of Hopkins' lot N. 18.55 W. one hundred feet to iron pin; thence S. 71.25 W. twenty feet and six and one-half inches to iron pin on O'Neal Street; thence with O'Neal Street S. 18.55 E. one hundred feet to the beginning corner.

Second Lot: Beginning at the Eastern corner of the lot of James Hopkins thirty-seven feet and seven inches from the Northeast corner of O'Neal and Pendleton Streets; thence with Pendleton Street N. 71.25 E. 15 feet and eight inches to corner of Ferguson property; thence with the line of Ferguson property N. 18.55 W. one hundred feet to iron pin; thence S. 71.25 W. fifteen feet and eight inches to corner of lot of James Hopkins; thence with the line of Hopkins' lot (the center line of a twelve inch wall, being the property line) S. 18.55 E. one hundred feet to the beginning corner. The above description are according to plat made by R.E. Dalton June 12th, 1913, and recorded in R.M.C. office Greenville County, in Plat Book "C", page 84.

These two lots being the same conveyed to me by J.W. Gray Master, by deed dated the --- day of July, 1913, deed recorded in Vol. --- at page ---.

As a part of the consideration of this deed, and acknowledged by the acceptance hereof, the grantee herein assumes the payment of one-half of the note and mortgage according to its terms, to-wit: Note secured by mortgage on this property, for \$3,000.00 executed and delivered by B.E. Geer to Jacob S. Wheeler, Trustee June 23rd, 1913, recorded in Vol. 30, page 118; also note secured by real estate mortgage on this land, for \$1500.00 executed by B.E. Geer to Jacob S. Wheeler, as Guardian of Ellen Wheeler, dated June 23rd, 1913, and recorded in Vol. 30, page 117.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said James I. West, his heirs and assigns forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said James I. West, his

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 1st day of July in the year of our Lord one thousand nine hundred and thirteen and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of B.E. Geer (L. S.) J.M. Geer, (L. S.) S.H. McKittrick, (L. S.)

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me, J.M. Geer

and made oath that he saw the within named B.E. Geer sign, seal, and as his act and deed, deliver the within written Deed; and that he, with S.H. McKittrick witnessed the execution thereof.

Subscribed before me, this 1st day of July, A. D. 1913. J.M. Geer S.H. McKittrick (L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER.

COUNTY OF Greenville

I, S.H. McKittrick, Notary Pub. for S.C. do hereby certify unto all whom it may concern that

Mrs. Rena R. Geer wife of the within named B.E. Geer 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

James I. West, his 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.

under my hand and seal, this 1st day of July, A. D. 1913. Rena R. Geer S.H. McKittrick (L. S.) Notary Public for S. C. Recorded for July 9th, 1913.