

W. E. McLean & W. O. Groce DEED TO *William E. Phelps*

STATE OF SOUTH CAROLINA,

COUNTY OF *Greenville*

KNOW ALL MEN BY THESE PRESENTS, That *W. E. McLean and W. O. Groce*

in the State aforesaid,
in consideration of the sum of
Fifty Two Hundred (\$5200.00) DOLLARS,
to *us* in hand paid
at and before the sealing of these presents by *W. E. Phelps*

(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

W. E. Phelps all that certain lot of land situate at the southwest corner of Townes Street and Marshall Avenue in the first Ward of the City of Greenville, County of Greenville, State of South Carolina, more particularly described as follows: Beginning at a stake on the southwest corner of Townes and Marshall Avenue (formerly known as French Alley) and running thence with Townes Street $15\frac{1}{2}$ \times 24.70 feet to corner of triangular lot conveyed by *Mittley Groce* to *J. W. Gray* by deed dated October 26th 1912, recorded in the R. M. C. office for Greenville County Vol. 21 page 319; thence with line of said lot $11.69\frac{1}{2}$ \times 24.151 feet to stake on De Camp Street (formerly known as an alley) corner of lot 17; thence with De Camp Street $11.15\frac{1}{2}$ \times 6.78 feet to corner of said street and Marshall Avenue; thence with Marshall Avenue $8.66\frac{1}{2}$ \times 6.150 feet to the beginning corner, being the same lot of land conveyed to us by *C. Inman*, Master by deed dated April 8, 1916. Recorded in the R. M. C. office for Greenville County Vol. 40 page 139, and being all of lot 16 of the De Camp land as shown on plat made by *D. W. Southern* December 14th 1887 and recorded in Deed Book "J. J." page 649, except the triangular strip conveyed to *J. W. Gray* by *Mittley Groce* by deed dated October 26th 1912, recorded in the R. M. C. office Vol. 21 page 319.

For another Dower to this Deed see Deed Book 37 at page 64.

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 *W. E. Phelps, his* heirs and assigns, forever.

AND *W. E. Phelps* do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said *W. E. Phelps, his*

heirs and assigns, against and heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS *us* hand^s and seal^s, this *29* day of *July* in the year of our Lord one thousand nine hundred and *eighteen* and in the one hundred *forty third* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Emma Langston *W. E. McLean* (I. S.)
J. W. Mashie *W. O. Groce* (I. S.)
(I. S.)
(I. S.)

STATE OF SOUTH CAROLINA }
County of *Greenville* }

PERSONALLY appeared before me, *J. W. Mashie* and made oath that he saw the within named *W. E. McLean and W. O. Groce*

sign, seal, and as *their* act and deed, deliver the within written Deed; and that *he*, with *Emma Langston* witnessed the execution thereof.

SWORN to before me, this *29th* day of *July* A.D. 191*8*.
J. W. Mashie (I. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA }
County of *Greenville* }

RENUNCIATION OF DOWER.

I, *Emma Langston* N. P. for *J. C.* do hereby certify unto all whom it may concern, that Mrs. *Mittley Groce* wife of the within named *W. O. Groce* 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 *W. E. Phelps, 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.
GIVEN under my hand and seal, this *29th* day of *July* A.D. 191*8*.
J. W. Mashie (I. S.)
Notary Public for S. C.

Recorded *July 29th* 191*8*