

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That **I, Caroline W. Miller,**

in the State aforesaid, in consideration of the sum of **One Hundred Seventy-five (\$175.00) Dollars,** and the assumption of the mortgage of **\$3500.00** hereinafter mentioned, to me paid by **B. F. Farnsworth,**

in the State aforesaid, 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 **B. F. Farnsworth,**

all that piece, parcel or lot of land in **Greenville**, lying and being on the East side of **Bennett Street**, in the City of **Greenville**, known and designated as Lot No. **T-17** of property of **C. H. Talley**, as shown on plat recorded in the **R. M. C.** office for **Greenville County** in **Plat Book "H"**, at page **116**, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the East side of Bennett Street 54 feet from the north-eastern intersection of Bennett Street and Russell Ave. and running thence S, 70-30 E. 150 feet to an iron pin; thence N. 19-30 E. 52 feet to an iron pin; thence N. 70-30 W. 150 feet to an iron pin on the East side of Bennett Street; thence with said Street, S. 19-30 W. 52 feet to the beginning corner.

The above lot is revised on the **Plat Book** in the **R. M. C.** office for **Greenville County** in red ink, in **plat Book "H"**, at page **116**, said revision being made on **November 10, 1928**, by **W. M. East, Engineer.**

And being the same lot of land conveyed to the grantor herein by **Interstate Mortgage Company** by deed dated **March 18, 1931**, and recorded in the **R. M. C.** office for **Greenville County** in **Vol. 116**, at page **461.**

As a part of the consideration hereinabove expressed the grantee herein assumes and agrees to pay a certain note and mortgage executed by the grantor to the **Mortgage Guarantee Co. of America** on **April 22, 1931**, in the sum of **\$3500.00**, which mortgage is now held by the **Chatham Phoenix National Bank & Trust Co.** and **James McNamara** as Trustee for the bond holders. The grantee is to pay the said sum of **\$3500.00** with interest from **April 22, 1931**, and all payments according to the terms of the note or obligation secured by said mortgage.

The grantee is also to assume all the taxes, both State and County and City that are now due or to become due against said property, and also the paying assessments that are against the property.

The above described land is the same conveyed to me by on the day of 19... deed recorded in office of Register of Mesne Conveyance for Greenville County, in book... Page...

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 premises before mentioned unto the said **B. F. Farnsworth, his**

AND I do hereby bind myself, my heirs and assigns forever warrant and forever defend all and singular the said premises unto the said **B. F. Farnsworth, his** heirs and assigns, against myself and my person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS my hand and seal, this **28** day of **September** in the year of our Lord one thousand nine hundred and **thirty one** and in the one hundred and fifty... year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: **Oscar Hodges, W. M. East.** **Caroline W. Miller** (SEAL)

U. S. Stamps Cancelled, \$... and... Cents. S. C. Stamps Cancelled, \$ **1** and **00** Cents.

STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me **W. M. East**

and made oath that he saw the within named **Caroline W. Miller,** sign, seal, and as **her** act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he... with

Oscar Hodges, SWORN to before me, this **28th** day of **September** A. D. 19 **31** **W. M. East.**

Oscar Hodges, (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA, }
Greenville County.

Woman Grantor.

RENUNCIATION OF DOWER.

I, a Notary Public do hereby certify unto all whom it may concern, that Mrs... the 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... Anno Domini 19... (L. S.)
Notary Public for S. C.

Recorded **September 28th** 19 **31** at **2:37** o'clock **P.** M.