

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That J. W. Littlefield,

in the State aforesaid in consideration of the sum of Fifty Seven Hundred Fifty and no/100 Dollars,

to me in hand paid, at and before the sealing of these presents by J. M. Joyner and Beulah L. Joyner 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

J. M. Joyner and Beulah L. Joyner, their heirs and assigns:

All that certain, piece, parcel or lot of land situate in the State and County aforesaid, being lot #3 of the Buist property, known as Oakland Heights, fronting Mountain View Avenue 100 feet, and having the following metes and bounds, to-wit:

Beginning at a stake on the south side of Mountain View Avenue at the corner of lot #2 of Section "A" of said plat, and running thence in an easterly direction with Mountain View Avenue 100 feet to a stake, corner of lot #4, thence in a southerly direction with line of lot #4 189.6 feet to corner of lots 3, 4, 12 and 13; thence in a westerly direction in a line parallel with Buist Avenue 100 feet to corner of lots 2, 3, 11 and 12; thence in a northerly direction 189.6 feet to the beginning corner," this being lot #3, Sect. "A", of the Buist property as per plat recorded in Plat Book "E", at page 135.

As a consideration of the within conveyance the grantees here in named agree to assume and to pay the unpaid balance of a certain note, secured by a mortgage covering the property here in conveyed, executed by J. W. Littlefield, to W. B. Bayliss in the original sum of \$5,000.00, the balance due on said note as of Jan. 1, 1934, being \$3,300.00, with interest paid to Jan. 1, 1934, the rate being six per cent.

The above described land is the same conveyed to me by the said J. W. Littlefield on the 15th day of May 1925 deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 97, Page 157

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 J. M. Joyner and Beulah L. Joyner and their heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. M. Joyner and Beulah L. Joyner and their heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 12th day of March in the year of our Lord one thousand nine hundred and thirty four and in the one hundred and fifty seventh year of the Sovereignty and Independence of the Presence of the United States of America.

Signed, Sealed and Delivered in the Presence of F. R. Lawrence, Virginia Curtis, J. W. Littlefield, (SEAL)

U. S. Stamps Cancelled, \$ 2 and 50 cents S. C. Stamps Cancelled, \$ 5 and 00 cents For true consideration see Affidavit Book, Page 187.

STATE OF SOUTH CAROLINA, Greenville County, Fulton, PERSONALLY appeared before me F. R. Lawrence, and made oath that he saw the within named J. W. Littlefield, sign, seal, and as his Virginia Curtis, act and deed, deliver the within written Deed; and that he, with Virginia Curtis, witnessed the execution thereof.

SWORN to before me, this 12th day of March A. D. 1934 F. R. Lawrence.

P. H. Stewart, Notary Public for Georgia, My commission expires September 25, 1937.

STATE OF SOUTH CAROLINA, Greenville County, Fulton, RENUNCIATION OF DOWER I, D. O. Benson, a Notary Public do hereby certify to all whom it may concern, that Mrs. Vera Beatrice Littlefield, J. W. Littlefield, the wife of the within named did this day appear before, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named J. M. Joyner and Beulah L. Joyner,

heirs and assigns, all her interest and estate, and also her right and claim of Dower in, or to all and singular the premises within mentioned and released. GIVEN under my hand and seal, this 13th day of March Anno Domini 1934 Vera Beatrice Littlefield, D. O. Benson, Notary Public, State at Large, Atlanta, Ga. My Commission expires Feb. 23, 1936.

Recorded March 16th 1934, at 4:55 o'clock, P. M.