

TITLE TO REAL ESTATE

48782 PROBENCE-J. BRARD CO.-GREENVILLE

The State of South Carolina,)
 County of Greenville.)

Know all men by these present that I, Margaret M. Strader, of the City of Greenville, in the State aforesaid, in consideration of the sum of six thousand dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto W. M. Shelton all that certain lot, piece or parcel of land situate, lying and being in said state and county, in the Second Ward of the City of Greenville, having the following metes and bounds to wit:

Beginning at a stake on the west side of Manly Street, on corner of lot belonging to Mrs. Nana McL. Sirrine, ten (10) feet, one and one-half ($1\frac{1}{2}$) inches southward from the iron pin on the joint corner of Lots numbers six (6) and seven (7) of Block 2 of Boyce Addition to Greenville as shown on plat recorded in the Office of the Register of Mesne Conveyances for said county in Plat Book "A", on page 90 (said iron pin being approximately 255 feet from Washington Street and 157 feet from Pettigru Street), and running thence thirty-four (34) feet, seven and one-half ($7\frac{1}{2}$) inches, more or less, to a stake on the corner of the lot conveyed by me to May Delle Barre et al. by deed recorded in said office in Book 50, page 271 (this first course runs along Manly Street); thence along line of said Barre lot S. 74-8 W. 133 Feet, 6 inches, more or less, to a stake on line of Fourth Presbyterian Church lot; thence S. 41 E. along line of said Church lot forty-three (43) feet and three (3) inches, more or less, to rear corner of Mrs. Sirrine's lot; thence along line of her lot (the new boundary line agreed upon between her and myself by our mutual deed recorded in said office in Book 164, page 338) in a straight line to the beginning corner. The courses and distances above set forth are believed to be correct, but their accuracy is not guaranteed; the true intent hereof being to convey all the land in that vicinity belonging to me, including what was conveyed to me by Mary P. Agnew and Lizzie V. Cox by deeds recorded in said office in Book "VVV", pages 177 and 662, respectively, and by Nana McL. Sirrine by said mutual deed in Book 164, page 338; less that conveyed by me to May Delle Barre et al. (Book 50, page 271) and to Mrs. Sirrine at Book 164, page 338. It is further agreed that the taxes, insurance, paving assessments (if any) and rents shall be apportioned pro rata between said grantee and myself.

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 premises before mentioned unto the said grantee and his 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 grantee, and 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 25 day of January, in the year of our Lord one thousand, nine hundred and forty-three, and in the one hundred and sixty-seventh year of the independence of the United States of America.

Signed, sealed and delivered in the presence of

J. B. Partin

T. P. Spell

Margaret M. Strader (L.S.)

Over for Probate

U. S. Stamps \$12.00
 S. C. Stamps 6.60