

TITLE TO REAL ESTATE

Kerns Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, H. Y. Kerns, of Greenville, S. C.,

in the State aforesaid One Thousand, Five Hundred, Fifty and No/100 Dollars

in consideration of the sum of me paid by P. B. McCauley

to me 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 P. B. McCauley, his heirs and assigns forever:

X All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in the Town of West Greenville, on the north side of Iola street, and being known and designated as Lot No. 78 in a subdivision known as Donwood as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book A, at page 462, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Iola street at the joint corner of Lots Nos. 77 and 78, which point is 305.8 feet west of the northwest corner of the intersection of Iola street with Woodlawn street, and running thence along the joint line of Lots Nos. 77 and 78, N. 15-20 W. 150 feet to an iron pin at the joint rear corner of said lots; thence S. 74-26 W. 50 feet to an iron pin at the joint rear corner of Lots Nos. 78 and 79; thence along the joint line of said lots, S. 15-20 E. 150 feet to an iron pin on the north side of Iola street; thence along the line of said street, N. 74-26 E. 50 feet to the beginning corner.

This lot is shown on the Township Block Book at Sheet No. 122, Block 14, Lot 12. The grantee is to pay taxes for the year 1944.

This lot was conveyed to me by W. P. Kerns who reserved unto himself a life Estate in said property which estate was terminated by the death of said W. P. Kerns on June 7, 1942. X

The above described land is the same conveyed to me by W. P. Kerns on the 29th day of March 1939, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 217 Page 381

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 P. B. McCauley, 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 P. B. McCauley, his 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 Second day of November in the year of our Lord one thousand nine hundred and forty-four

Signed, sealed and Delivered in the Presence of Stanley Batson (SEAL) D. R. Cain (SEAL) H. Y. Kerns (SEAL)

S. C. Stamps Cancelled, \$ 4 and 00 Cents.
U. S. Stamps Cancelled, \$ 2 and 20 Cents.

STATE OF SOUTH CAROLINA,
Greenville County.

PROBATE

PERSONALLY appeared before me Stanley Batson

and made oath that he saw the within named H. Y. Kerns sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with D. R. Cain witnessed the execution thereof.

SWORN to before me, this Second day of November 1944 D. R. Cain (L. S.)
Notary Public, S. C.

Stanley Batson

STATE OF SOUTH CAROLINA
Greenville County.

RENUNCIATION OF DOWER.

I, D. R. Cain, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ora Virginia Kerns the wife of the within named H. Y. Kerns 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 P. B. McCauley, 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 2nd day of November Anno Domini, 1944 D. R. Cain (L. S.)
Notary Public, S. C.

Ora Virginia Kerns