

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, James D. Shives

in the State aforesaid
in consideration of the sum of Forty-five hundred no/100 Dollars

to me paid by
Broadus Sims

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 Broadus Sims
all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in the City of Greenville, on the west side of Burns Street, known and designated as Lot No. 30 of the J. C. Milford Estate property according to plat made by Dalton & Neves, September, 1927, and of record in the R. M. C. Office for said County in Plat Book H, pages 121, 122 and 123, reference to which is hereby craved for a more complete description, less however, the portion of said lot heretofore conveyed by W. R. Milford to Dan W. Cochran, Jr. May 21, 1944, recorded in deed book 234, page 178, the portion sold having a frontage on the west side of Burns Street of 55 feet.

Also that lot of land in Greenville Township, Greenville County, South Carolina, on the west side of Sullivan Street, in the City of Greenville, designated as lots Nos. 28 and 29 of the J. C. Milford Estate property according to plat recorded in R. M. C. Office for said County in Plat Book H, pages 121, 122 and 123, having the following metes and bounds, to-wit:

Beginning at a point on the west side of Sullivan Street, in line of C. & G. Railroad right of way, and running thence along the west side of Sullivan Street S. 1 W. 130.9 feet; thence still with said street S. 5 W. 87.1 feet; thence N. 49-30 W. 145 feet to point on C. & G. Railroad right-of-way; thence with said right of way N. 44-50 E. 169.3 feet to beginning.

The above described lots of land are a portion of the same conveyed to the grantor herein by W. R. Milford by deed dated March 22, 1945, same not yet recorded.

The grantee herein is to pay all taxes for the year 1945 on the within 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 Broadus Sims, 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 Broadus Sims, his

_____ heirs and assigns,
against myself 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 6th day of April in the year of
our Lord one thousand nine hundred and forty-five.

Signed, sealed and Delivered in the Presence of _____ James D. Shives. (SEAL)
Evelyn M. Shand _____ (SEAL)
Ned Powell _____ (SEAL)

S. C. Stamps Cancelled, \$ 9 and 00 Cents.
U. S. Stamps Cancelled, \$ 4 and 95 Cents.

STATE OF SOUTH CAROLINA,
~~Richland~~ Richland County.

PROBATE

PERSONALLY appeared before me Evelyn M. Shand

and made oath that she saw the within named James D. Shives
sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she
Ned Powell witnessed the execution thereof.

SWORN to before me, this 9th
day of April 1945 }
E. P. Rogers (L. S.) } Evelyn M. Shand
Notary Public, S. C. }

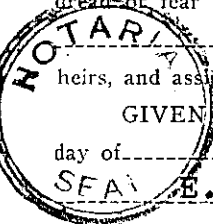
My Admission expires at the Pleasure of the Governor.

STATE OF SOUTH CAROLINA
~~Richland~~ Richland County.

RENUNCIATION OF DOWER.

I, E. P. Rogers, a Notary Public _____ do hereby certify unto all whom it may
concern, that Mrs. Martha D. Shives
the wife of the within named James D. Shives
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 Broadus Sims, 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 9th
day of April Anno Domini, 1945 }
E. P. Rogers (L. S.) } Martha G. Shives
Notary Public, S. C. }



Recorded April 14th 1945, at 11:34 o'clock A. M. BY: E.G.