

TITLE TO REAL ESTATE

12002 PROBANCE-JARRARD CO - GREENVILLE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That we, E. M. Fleming and Nancy H. Fleming

in the State aforesaid.

in consideration of the sum of Forty Eight Hundred & No/100 (\$4800.00)

Dollars

to us in hand paid, at and before the sealing of these presents by J. C. Alvarez, Jr.

(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. C. Alvarez, Jr. and his heirs and assigns forever:

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

and located on the north side of Buist Avenue, and being known and designated as the western portion of Lot No. 15, of Block A, of the subdivision of the Buist property known as Oakland Heights, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book E, at page 105, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Buist Avenue at the joint corner of Lots Nos. 14 and 15, and running thence along the line of said lots, N. 30 E. 189½ feet to an iron pin in the center of an alley; thence along the center of said alley S. 65-30 E. 50 feet to an iron pin, which point is 50 feet west of the joint corner of Lots Nos. 15 and 16; thence in a line through the center of Lot No. 15, S. 30 W. 189½ feet to an iron pin on the north side of Buist Avenue; thence with the north side of said Buist Avenue, N. 65-30 W. 50 feet to the beginning corner.

Grantee to pay taxes for the year 1945.

The above described land is us the same conveyed to Edith Wharton Stuart on the 15th day of August 1944, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 266 Page 273

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. C. Alvarez, Jr., his heirs and assigns, forever.

AND we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. C. Alvarez, Jr., his heirs, and assigns, against us and our heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand and seal, this eighth day of June in the year of our Lord one thousand nine hundred and forty five and in the one hundred and sixty eighth year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of E. M. Fleming (L. S.)  
Mary R. Whitmire (L. S.)  
W. A. Chandler (L. S.)

S. C. Stamps Cancelled, \$ 10 and 00 Cents.  
U. S. Stamps Cancelled, \$ 5 and 50 Cents.

THE STATE OF SOUTH CAROLINA, }  
Greenville County.

PERSONALLY appeared before me Mary R. Whitmire

and made oath that she saw the within named E. M. Fleming and Nancy H. Fleming

sign, seal, and as their act and deed, deliver the within written Deed; and that she, with W. A. Chandler witnessed the execution thereof.

SWORN to before me, this 8th day of June A. D., 1945  
W. A. Chandler (L. S.)  
Notary Public for South Carolina

THE STATE OF SOUTH CAROLINA,  
Greenville County.

RENUNCIATION OF DOWER.

I, W. A. Chandler, a Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Nancy H. Fleming

the wife of the within named E. M. Fleming 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 J. C. Alvarez, Jr., his heirs and assigns, all her interest and estate, and also 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 8th day of June A. D., 1945  
W. A. Chandler (L. S.)  
Notary Public for South Carolina Nancy H. Fleming

Recorded June 8th 1945, at 11:13 o'clock, A. M BY:N.S.