

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Mrs. Toy Vaughn and Lettie V. Smith

in the State aforesaid in consideration of the sum of One and No/100 Dollars

and love and affection to us paid by Gerda V. Phillips and James R. Phillips

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 Gerda V. Phillips and James R. Phillips, their heirs and assigns, all our undivided interest in and to all that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina.

about five and one (5 1/2) miles southeast of Greenville on Mission Road, containing 1.49 acres, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Mission Road and running thence along a road N. 46-45 E. 209 feet to an iron pipe; thence S. 44-15 E. 312.5 feet to an iron pipe; thence S. 46-45 W. 209 feet to iron pipe; thence N. 44-15 W. 312.5 feet to the beginning corner, said tract adjoining lands of Mrs. Lee Hunter and others.

Being a portion of the land conveyed to Toy Vaughn by deed of Sophronia Brown, dated January 21, 1919 and recorded in the R. M. C. Office for Greenville County, S. C. in Vol. 43, page 441, and by deed of M. E. Jones, dated January 21, 1919, and recorded in the R. M. C. Office for Greenville County, S. C. in Vol. 45, page 125.

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 Gerda V. Phillips and James R. Phillips, their 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 Gerda V. Phillips and James R. Phillips, their heirs and assigns, against us and our heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS OUR hand and seal, this 6 day of December in the year of our Lord one thousand nine hundred and forty five

Signed, sealed and Delivered in the Presence of Anne F. Bearden, J. A. Henry, Mrs. Toy Vaughn, Lettie V. Smith

S. C. Stamps Cancelled, \$... and... Cents. U. S. Stamps Cancelled, \$... and... Cents. No Stamps

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE Anne F. Bearden PERSONALLY appeared before me

and made oath that she saw the within named Mrs. Toy Vaughn and Lettie V. Smith sign, seal, and as their act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with J. A. Henry witnessed the execution thereof.

SWORN to before me, this 6 day of Dec 1945 J. A. Henry (L. S.) Notary Public, S. C. Anne F. Bearden

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the wife of the within named 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

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 day of Anno Domini, 19... (L. S.) Notary Public, S. C.

Recorded December 14th 1945 at 1:30 o'clock P. M.

By E.B.