

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, John Ben Tate

in the State aforesaid in consideration of the sum of Twelve Hundred Sixty Seven and 21/100 Dollars

to me paid by Carrie Connor Bryson and assumption of mortgage as stated below

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 Carrie Connor Bryson all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the Western side of Circle Street, being a portion of Hillside Heights, as shown on plat made by R. E. Dalton, September, 1921, recorded in Plat Book F at page 100, and having the following metes and bounds, to wit:

BEGINNING at a stake on the Western side of Circle Street 125 ft. South from the right of way of Overbrook Car Line, corner of property now or formerly owned by Alma L. Hicks; thence with the line of said property N. 75-57 W. 160.5 ft. to a stake on South side of right of way of Overbrook car line; thence with the line of Tract No. 4 of Overbrook property S. 7-00 W. 61 ft., more or less, to a stake; thence with line of other property now or formerly owned by Janie W. Goldsmith S. 75-57 E. 142 ft. more or less, to a stake on Circle Street; thence with Western side of Circle Street N. 18-45 E. 60 ft. to the beginning corner.

This is the same lot of land conveyed to the grantor by Edward R. Smith by deed dated December 20, 1944, recorded in Deed Book 270 at page 250.

As part of the consideration for this conveyance the grantee herein assumes and agrees to pay the balance of \$2282.79 on the mortgage in the original amount of \$2300.00 executed by John Ben Tate to Fidelity Federal Savings & Loan Association dated November 12, 1945, recorded in mortgage book 339 at page 79.

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 Carrie Connor Bryson, her 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 Carrie Connor Bryson, her 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 17th day of December in the year of our Lord one thousand nine hundred and forty five

Signed, sealed and Delivered in the Presence of Kennedy Berry, S. E. Colvin, Jr, John Ben Tate (SEAL)

S. C. Stamps Cancelled, \$ 3 and 00 Cents. U. S. Stamps Cancelled, \$ 1 and 65 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me Kennedy Berry and made oath that he saw the within named John Ben Tate sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with S. E. Colvin, Jr witnessed the execution thereof.

SWORN to before me, this 17th day of December 1945 S. E. Colvin, Jr (L. S.) Notary Public, S. C. Kennedy Berry

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, S. E. Colvin, Jr, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Hallie S. Tate the wife of the within named John Ben Tate 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 Carrie Connor Bryson, her 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 17th day of December Anno Domini, 1945 S. E. Colvin, Jr (L. S.) Notary Public, S. C. Hallie S. Tate

Recorded December 17th 1945 at 3:13 o'clock P M. By E.B.