

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, J. L. Ferguson

in the State aforesaid in consideration of the sum of Ten Dollars and other valuable consideration, Dollars

to me paid by Haskell H. Martin, Jr. and Judson C. Martin

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 Haskell H. Martin, Jr. and Judson C. Martin, their heirs and assigns, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

being known and designated as Lot number 42, facing DeOyley Avenue, in Sub-division known as Augusta Road Ranches, according to a plat of same by Dalton and Neves, dated April, 1941, recorded in the R. M. C. Office in Plat Book "M" at page 47, and having the following metes and bounds, to-wit:

Beginning at an iron pin on DeOyley Avenue, the southern side, joint corner of Lots 43 and 42 and running thence N. 89-47 E. sixty feet to an iron pin, joint corner of Lots numbered 42 and 41; thence S. 0-13 E. two hundred feet to an iron pin; thence S. 89-47 W. sixty feet to an iron pin; thence N. 0-13 W. two hundred feet to an iron pin, the beginning corner.

Said lot is conveyed subject to the restrictions covering same recorded in the R. M. C. Office for Greenville County, S. C.

The above described land is the same conveyed to me by J. C. Taylor on the 18th day of August 1945, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 279 Page 203.

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 Haskell H. Martin, Jr. and Judson C. Martin and their 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 Haskell H. Martin, Jr. and Judson C. Martin and their 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 16th day of March in the year of our Lord one thousand nine hundred and forty-six.

Signed, sealed and Delivered in the Presence of J. L. Ferguson (SEAL) Ruth W. Black (SEAL) C. Victor Pyle (SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 Cents. U. S. Stamps Cancelled, \$ 0 and 55 Cents. For True Consideration See Affidavit Book 9, Page 7

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE PERSONALLY appeared before me Ruth W. Black

and made oath that s/he saw the within named J. L. Ferguson sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that s/he with C. Victor Pyle witnessed the execution thereof.

SWORN to before me, this 16th day of March 1946 C. Victor Pyle (L. S.) Notary Public, S. C.

Ruth W. Black

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, C. Victor Pyle, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Hester Mae Ferguson

the wife of the within named J. L. Ferguson

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 Haskell H. Martin, Jr. and Judson C. Martin and their

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 19th day of March Anno Domini, 1946 C. Victor Pyle (L. S.) Notary Public, S. C.

Mrs. Hester Mae Ferguson

Recorded April 24th 1946 at 10:37 o'clock A. M. BY: E. G.