

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Frank Ferguson

in the State aforesaid in consideration of the sum of Two Thousand Two Hundred Fifty and no/100 (\$2250.00), Dollars

to me paid by James M. Clary and Dorothy B. Clary

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 James M. Clary and Dorothy B. Clary

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

known and designated as lot number 14 of Block "G", of the lands of Utopian Development Company, recorded in R. M. C. Office for Greenville County in Plat Book "G" at pages 135 and 136, and being more particularly described as follows:

BEGINNING on West Avondale Drive at an alley; thence S15-20W 148.6 feet to point on alley; thence N84-13W 146.4 feet to point on West Avondale Drive; thence N62-18E 60 feet to point still on West Avondale Drive; thence N78-25 E 100 feet to point of beginning.

This is one of the two lots of land conveyed to the Grantor by Utopian Development Company by deed dated Sept. 30, 1930, and recorded in R. M. C. Office for Greenville County, in deed Book 138 at page 18.

Said conveyance is subject to certain building restrictions set out more particularly in the foregoing deed to the Grantor.

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 James M. Clary and Dorothy B. Clary,

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 James M. Clary and Dorothy B. Clary, their

against me and my heirs and assigns, person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand and seal this 10th day of June in the year of our Lord one thousand nine hundred and forty-six

Signed, Sealed and Delivered in the Presence of Frances Coleman, H. O. Gaddy, Frank Ferguson (SEAL)

S. C. Stamps Cancelled, \$ 5 and 90 Cents. U. S. Stamps Cancelled, \$ 2 and 75 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me H. O. Gaddy PROBATE Frank Ferguson

and made oath that he saw the within named his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he sign, seal, and as Frances Coleman with witnessed the execution thereof.

SWORN to before me, this 10th day of June 1946 Mae B. Patrick (L. S.) Notary Public, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER

I, H. O. Gaddy, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Lyl V. Ferguson the wife of the within named Frank 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 James M. Clary and Dorothy B. Clary, their

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 10th day of June Anno Domini, 1946 H. O. Gaddy (L. S.) Notary Public, S. C.

Recorded June 12th 1946 at 1:21 o'clock P. BY: N.S. M.