

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, W. M. Stephens

in the State aforesaid

in consideration of the sum of Six Thousand Sixty Three and 67/100 (6,063.67) Dollars and assumption of mortgage set out below

to me paid by C. T. Stephens and Viola Phillips Stephens

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 C. T. Stephens and Viola Phillips Stephens, and their all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

about three miles Northwest of the City of Greenville, and being shown as Lot No. 206 on plat of Colonia Company, recorded in Plat Book "G" at Pages 112 and 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of the Buncombe Road, joint corners of Lots Nos. 205 and 206, and running thence with the line of Lot No. 205, N. 33-00 E. 200 feet to an iron pin in a 10-foot alley; thence with said 10-foot alley, N. 57-32 W. 68 feet to an iron pin on Berkley Street (formerly Donnybrook Avenue); thence with the Eastern side of Berkley Street, S. 33-00 W. 200 feet to an iron pin on Buncombe Road; thence with the Northern side of the Buncombe Road, S. 57-32 E. 68 feet to the point of beginning.

As a part of the consideration for this deed the grantees agree to assume the balance of a mortgage held by the Fidelity Federal Savings & Loan Association dated October 5, 1945 in the sum of \$2,886.33, recorded in Volume 338 at Page 36.

The grantees agree to pay 1946 taxes.

The above described land is identically the same conveyed to me by A. E. Brown on the 5th day of October 1946, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 281 Page 213

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 C. T. Stephens and Viola Phillips Stephens, and their heirs and assigns, forever. 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 C. T. Stephens and Viola Phillips Stephens, 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 3rd day of July in the year of our Lord one thousand nine hundred and forty-six

Signed, Sealed and Delivered in the Presence of W. M. Stephens (SEAL) Blanche Leary (SEAL) Ben C. Thornton (SEAL)

S. C. Stamps Cancelled, \$ 13 and 00 Cents. U. S. Stamps Cancelled, \$ 7 and 15 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE PERSONALLY appeared before me Blanche Leary

and made oath that he saw the within named W. M. Stephens sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with Ben C. Thornton witnessed the execution thereof.

SWORN to before me, this 3rd day of July 1946 Ben C. Thornton (L. S.) Notary Public, S. C. Blanche Leary

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER

I, Ben C. Thornton, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Lucille B. Stephens the wife of the within named W. M. Stephens 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 C. T. Stephens and Viola Phillips Stephens, and 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 3rd day of July Anno Domini, 1946 Ben C. Thornton (L. S.) Notary Public, S. C. Lucille B. Stephens

Recorded July 10th 1946 at 5:10 o'clock P. M. BY: M. R.