

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Karl C. Beason

in the State aforesaid.

in consideration of the sum of Seventeen Thousand Dollars

to me paid by S. B. Francis

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 S. B. Francis

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

City of Greenville, located on the South side of East Court Street, and being designated as Lot #7 according to a plat made by R. E. Dalton, Engineer, in December, 1919, for C. C. Hindman and recorded in Plat Book E at page 187 and having the following metes and bounds:

Beginning at an iron pin on East Court Street at a point 61.1 feet from Fall Street and being also the corner of Lot #8 as shown on the plat above referred to and thence running with the line of Lot #8 S. 18-21 W. 100 feet to an iron pin on an eleven foot alley; thence with said alley N. 71-39 W. 25 feet to an iron pin at the rear corner of Lot #6; thence with the line of that lot N. 18-21 E. 100 feet to an iron pin on Court Street; thence with the line of Court Street S. 71-39 E. 25 feet to the beginning corner.

The above described land is the same conveyed to me by The South Carolina National Bank, Executor on the 18th day of October 1946, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 300 Page 406

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

S. B. Francis, his 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 S. B. Francis, his

heirs and assigns, against me and my heirs, and every other

person whomsoever lawfully claiming, or to claim the same, or any part thereof. Signed, sealed and delivered by the above named Karl C. Beason this January 7, 1947, as an escrow and placed in the hands of The South Carolina National Bank, at Greenville, S. C. to be delivered up to the within named S. B. Francis as the deed of the grantor on April 18, 1947 and when the consideration of \$17,000.00 shall have been paid by the grantee to the South Carolina National Bank as the agent and on behalf of the said Karl C. Beason

Elizabeth R. Austin (SEAL) J. M. Wells Karl C. Beason (SEAL)

S. C. Stamps Cancelled, \$ 34 and 00 Cents. U. S. Stamps Cancelled, \$ 18 and 70 Cents.

STATE OF SOUTH CAROLINA,

Greenville County.

PROBATE PERSONALLY appeared before me Elizabeth R. Austin

and made oath that s/he saw the within named Karl C. Beason sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that She with J. M. Wells witnessed the execution thereof.

SWORN to before me, this 7th day of January 1947 J. M. Wells Notary Public, S. C.

Elizabeth R. Austin

STATE OF SOUTH CAROLINA,

Greenville County.

RENUNCIATION OF DOWER

I, J. M. Wells, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Evelyn T. Beason the wife of the within named Karl C. Beason 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 S. B. Francis, his

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 7th day of January Anno Domini, 1947 J. M. Wells Notary Public, S. C.

Evelyn T. Beason

Recorded April 18th 1947 at 4:55 o'clock P. M.

BY: E.G.