

TITLE TO REAL ESTATE—Prepared by ANSEL M. HAWKINS, Attorney at Law, Greer, South Carolina, GREENVILLE, S. C.

State Of South Carolina

Greenville COUNTY

JUL 24 3 22 PM 1951

OLLIE FARRIS, Notary Public, R.M.C. Know All Men by These Presents:

That I, Frank A. Caldwell, in the State aforesaid, in consideration of the sum of Fifteen Hundred (\$1500.00) and the assumption of a mortgage of \$8,000.00 DOLLARS, and the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s)/(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 Allen Edwards and his heirs and assigns:

All that certain parcel or lot of land situated on the East side of the Pelham Road (State Highway No. 14) about one and one-half miles Southwest from the City of Greer and near Pleasant Grove Church, Chick Springs Township, Greenville County, State of South Carolina, being a part of Tract No. 2 of the Property of J.G. Greer, L.B. Vaughn, I.M. Wood and J.A. Wood according to plat thereof by W.A. Christopher, Surveyor, dated November 22, 1921, and being particularly designated and shown as the Property of Frank A. Caldwell, according to survey and plat thereof by H.S. Brockman, Registered Surveyor, dated April 23, 1951, and having the following courses and distances, to wit:

Beginning at a nail and stopper in the center of Pelham Road, 335 feet Northward from the intersection of the Pelham Road with the Brushy Creek Road, and running thence S. 88.00 E. 200 feet to a stone; thence N. 2.00 E. 100 feet to a stone; thence N. 88.000 W. 200 feet to a nail and stopper in the center of the Pelham Road; thence along the center of said Palham Road, S. 2.00 W. 100 feet to the beginning corner.



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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 20th day of July in the year of our Lord One Thousand Nine Hundred and fifty-one.

Signed, Sealed and Delivered in the Presence of

Signatures of H.D. Hawkins and Ansel M. Hawkins.

Signature of Frank A. Caldwell and four blank lines for seals.

State of South Carolina Greenville COUNTY

Personally appeared before me Ansel M. Hawkins

and made oath that he saw the within named grantor(s) Frank A. Caldwell

deliver the within written deed, and that he, with H.D. Hawkins

sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 20th day of July, A. D. 1951.

Signature of H.D. Hawkins, Notary Public for South Carolina.

Signature of Ansel M. Hawkins.

State of South Carolina Greenville COUNTY

RENUNCIATION OF DOWER

I, Ansel M. Hawkins Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elsie W. Caldwell wife of the within named Frank A. Caldwell 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 James Allen Edwards and 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 20th day of July, A. D. 1951.

Signature of Ansel M. Hawkins, Notary Public for South Carolina.

Signature of Elsie W. Caldwell.