

TITLE TO REAL ESTATE--Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY APR 6 3 48 PM 1953

Know All Men by These Presents:

That I, H. C. Bates, in consideration of the sum of Seventy Nine Hundred and no/100 (\$7900.00) - - - - - DOLLARS, in the State aforesaid,

to 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 Bryan Hart, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 79, Sans Souci Heights, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book Z, at page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Callahan Avenue, joint front corner of Lots Nos. 79 and 80, and running thence N. 31-31 W. 110 feet to an iron pin; thence S. 11-54 W. 75 feet to an iron pin; thence S. 31-31 E. 110 feet to an iron pin on the Westerly side of Callahan Avenue; thence along the Westerly side of Callahan Avenue, N. 11-54 E. 75 feet to an iron pin, the point of beginning.

BEING a portion of the property conveyed to the grantor herein by Ben F. Perry, by deed dated August 16, 1951, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deeds Vol. 440, page 111.

The grantee herein is to pay the 1953 taxes on the above described property.



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 4th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Signed, Sealed and Delivered in the Presence of

Witness signatures: Frances Raines, Edward Ryan Hamer, and H.C. Bates (Seal).

State of South Carolina, Greenville County

Personally appeared before me Frances Raines

and made oath that she saw the within named grantor(s) H. C. Bates sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 4th day of April, A. D. 1953. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Witness signature: Frances Raines

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Alma M. Bates, wife of the within named H. C. Bates, 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 Bryan Hart, 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 4th day of April, A. D. 1953. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Witness signature: Alma M. Bates

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 6th day of April 1953, at 3:48 P. M., No. #7820

D4-4-82