

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

13 12 Know All Men by These Presents:

That I, Fletcher E. Black in the State aforesaid, in consideration of the sum of ONE DOLLAR, Love and Affection, DOLLARS

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

FRANKLIN D. SELLERS AND CAROL T. SELLERS, their 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, approximately 4.5 miles from the center of the City of Greenville, State of South Carolina, being known and designated as Lot No. 1 on a plat showing a subdivision of property of Fletcher Black, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "DD", page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of a county road, said road leading from the Piedmont Road to the White Horse Road, at joint front corner with property formerly belonging to L. S. Mauney, and running thence along the line of the said county road S. 23-01 W. 150 feet to an iron pin, joint front corner Lots 1 & 2; thence along the line of Lot No. 2 N. 66-59 W. 276.1 feet to an iron pin in the L. S. Mauney line; thence along the E. S. Mauney line N. 84-30 E. 314.2 feet to an iron pin, the point of beginning.

This lot of land is triangular in shape and a portion deeded by Lena Cochran to Fletcher E. Black by deed dated March 29, 1946, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 290, page 30.

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 their 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 12th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Anne M. White
Edward Ryan Hamer

Fletcher E. Black

(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Anne M. White

and made oath that she saw the within named grantor(s) Fletcher E. Black 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 12th day of July, A. D. 19 54

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Anne M. White

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. Cora H. Black, wife of the within named Fletcher E. Black, 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 Franklin D. Sellers and Carol T. Sellers, 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 12th day of July, A. D. 19 54

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Cora H. Black

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 13th day of July 19 54 at 12:26 P. M., No. 15430