

TITLE TO REAL ESTATE - Offices of PRICE & POAG, Attorneys at Law, (Greenville, S. C.)

STATE OF SOUTH CAROLINA SEP 11 5 1958
GREENVILLE COUNTY

Know All Men by These Presents:

That I, Ira A. Giles, Jr. in the State aforesaid, in consideration of the sum of ONE AND NO/100 DOLLARS, and division of property 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 F. H. Carr, his heirs and assigns, forever:

All of my right, title and interest, the same being an undivided one-half, in and to all that lot of land with the improvements thereon situate on the South side of Rutherford Road, in the City of Greenville, County of Greenville, State of South Carolina, being a portion of that lot designated as business property on plat of Druid Hills, made by Dalton & Neves, Engineers, January 1947, recorded in the R. M. C. Office for Greenville County in Plat Book P at page 113 and having, according to a plat by Piedmont Engineering Service, dated February 4, 1948, on which the property described herein is designated as Lots Nos. 1 and 2, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Southwest corner of the intersection of Rutherford Road and West Fairview Avenue and running thence along the South side of Rutherford Road S. 72-26 W. 123.9 feet and S. 78-31 W. 256.4 feet to an iron pin; thence S. 18-17 E. 133.4 feet to an iron pin on the North side of a fifteen foot alley; thence with the North side of said fifteen foot alley N. 77-43 E. 411.7 feet to an iron pin on the West side of Fairview Avenue; thence with the West side of Fairview Avenue N. 18-39 W. 109 feet and N. 59-37 W. 47 feet to the beginning corner, and being the identical property conveyed to the grantor and grantee by deed recorded in Vol. 441 at page 137.

The foregoing is conveyed subject to that certain Contract of Sale entered into by the grantor and grantee as Seller, and T. M. Head and Curtis M. Head, dated 14 February 1957 and as amended under date of 15 February 1957, for the sale of a portion of 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 10th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-eight

Signed, Sealed and Delivered in the Presence of [Signatures] (Seal) (Seal) (Seal) (Seal)

State of South Carolina Greenville County Personally appeared before me J. D. Poag

and made oath that he saw the within named grantor(s) Ira A. Giles, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with J. H. Price, Jr. witnessed the execution thereof.

Sworn to before me this 10th day of September, A. D. 1958 [Signature] (Seal) Notary Public for South Carolina

State of South Carolina Greenville County RENUNCIATION OF DOWER I, J. H. Price, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances W. Giles wife of the within named Ira A. Giles, Jr. 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 F. H. Carr, 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 10th day of September, A. D. 1958 [Signature] (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 5:34 P. E. Recorded this 11th day of September 1958, at 1 M., No. 6850 111 204136