



State of South Carolina AUG 25 4 55 PM 1965

Greenville COUNTY LILLIE FARRNSWORTH Known All Men by These Presents: R.M.C.



That We, Frank McElrath and Frances M. Tucker

in the State aforesaid, DOLLARS,

in consideration of the sum of Sixteen Thousand (\$16,000.00)

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 grantee(s)

James A. Edwards, Jr. and Marlene B. Edwards, and their heirs and assigns forever;

All that certain parcel or lot of land situated on the north side of Benjamin Avenue, about one mile southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 26 in BROOKHAVEN, property of the Dobson Estates, according to survey and plat by H. S. Brockman, Registered Surveyor, dated December 12, 1957, amended September 11, 1959, recorded in Plat Book RR, Page 41, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the north side of Benjamin Avenue, corner of Lots Nos. 25 and 26, and running thence along the line of said lots N. 10-55 E. 170 feet to an iron pin, a rear corner of Lot No. 4; thence along the line of Lot No. 4 N. 79-25 W. 100 feet to iron pin, corner of Lot No. 27; thence along the line of Lot No. 27, S. 10-55 W. 170 feet to Benjamin Avenue; thence along said avenue S. 79-25 E. 100 feet to the beginning corner.

This is a portion of the property conveyed to the grantors, herein, by Lawrence Dobson et al., as in Deed Book 777, Page 206, R.M.C. Office for Greenville County, and the same is subject to the restrictions referred to therein.



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 23rd day of August in the year of our Lord One Thousand Nine Hundred and Sixty Five

Signed, Sealed and Delivered in the Presence of

Sarah L. Cox
Doris A. Carpenter

Frank McElrath (Seal)
Frances M. Tucker (Seal)



State of South Carolina
Greenville COUNTY

Personally appeared before me Sarah L. Cox and made oath that he saw the within named grantor(s) Frank McElrath and Frances M. Tucker deliver the within written deed, and that she, with Doris A. Carpenter sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 23rd day of August, A. D., 1965.

Doris A. Carpenter (Seal)
Notary Public for South Carolina

Sarah L. Cox

State of South Carolina
Greenville COUNTY

RENUNCIATION OF DOWER

I, Doris A. Carpenter, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Polly G. McElrath wife of the within named Frank McElrath 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 A. Edwards, Jr., and Marlene B. Edwards, 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 23rd day of August, A. D., 1965.

Doris A. Carpenter (Seal)
Notary Public for South Carolina

Polly G. McElrath

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