

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE--Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

BOOK 815 PAGE 168

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

MAR 9 10 18 AM 1967
OLLIE LANNERSWORTH
R. M.

Know All Men by These Presents:

That WE, ELBERT C. GOSNELL AND ELSIE T. GOSNELL in the State aforesaid, in consideration of the sum of Six Thousand and no/100 (\$6,000.00)-----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 JAMES PAUL KAY, His Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Southwest side of First Avenue near the city of Greenville in Greenville County, South Carolina, being shown as Lot No. 29, Section 1 of subdivision of village houses of F. W. Poe Mfg. Co., recorded in the RMC Office for Greenville County, in Plat Book Y, Page 26-31 inclusive, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of First Avenue at the joint front corner of Lots 28 and 29 and runs thence along the line of Lot 28 S. 49-0 W. 101 feet to an iron pin; thence N. 41-05 W. 75 feet to an iron pin; thence along the line of Lot 30 N. 49-0 E. 100.8 feet to an iron pin on the Southwest side of First Avenue; thence along First Avenue S. 41-14 E. 75 feet to the beginning corner.

This is the same property conveyed to us be deed of F. W. Poe Manufacturing Company, dated September 15, 1950, recorded in the RMC Office for Greenville County, in Deed Book 420, Page 188.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, and rights-of-way, if any affecting the above described property.

Grantee to pay 1967 taxes.



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 8TH. day of March in the year of our Lord One Thousand Nine Hundred and sixty seven

Signed, Sealed and Delivered in the Presence of

Nancy O. Collins
Patrick C. Fant

Elbert C. Gosnell (Seal)
Elsie T. Gosnell (Seal)



State of South Carolina, Greenville County

Personally appeared before me Nancy O. Collins

and made oath that she saw the within named grantor(s) Elbert C. Gosnell and Elsie T. Gosnell sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 8th. day of March, A. D. 19 67. Patrick C. Fant (Seal) Notary Public for South Carolina

Nancy O. Collins (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elsie T. Gosnell wife of the within named Elbert C. Gosnell 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 Paul Kay 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 8th. day of March, A. D. 19 67. Patrick C. Fant (Seal) Notary Public for South Carolina

Elsie T. Gosnell (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 9th. day of March 19 67 at 10:18 A. M., No. 21578

235-150-3-30