

Oct 13 12 23 PM '70

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TITLE TO REAL ESTATE—Offices of Earl B. ... Greenville, S. C.  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Peoples National Bank as Trustee under the Will of Samuel J. Kellett, deceased, and Samuel J. Kellett, Jr.

in consideration of Thirteen Thousand, Five Hundred and No/100(\$13,500.00)-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Robert E. Culbertson and Nan S. Culbertson, their heirs and assigns forever:

All that piece, parcel, or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, lying at the northeastern corner of Russell Avenue and Bennett Street and being known and designated as Lot No. T-16 and the southern adjoining four (4) feet of Lot T-17, as shown on a plat entitled "Property of C. H. Talley" prepared by W. M. Rast, Engineer, in January 1928, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book H at Page 116 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake at the northeast corner of Russell Avenue and Bennett Street and running thence with the northern side of Russell Avenue, S. 70-30 E. 150 feet to a stake at the corner of Lot T-19; thence with the line of said lot, N. 19-30 E. 54 feet to an iron pin; thence N. 70-30 W. 150 feet to an iron pin on Bennett Street; thence with the eastern side of Bennett Street, S. 19-30 W. 54 feet to the beginning corner. Said property is the same conveyed to Kimbrough J. Kellett by R. H. Mills by deed recorded in Deed Vol. 381 at Page 162. On January 7, 1955, the said Kimbrough J. Kellett died intestate and said property descended to S. J. Kellett and S. J. Kellett, Jr. as more fully appears in the probate of the estate of Kimbrough J. Kellett found in the Office of Probate Judge for Greenville County in Apartment 644 at File 12. On September 29, 1969, Samuel J. Kellett died testate as more fully appears in the probate of his estate filed in the Probate Court for Greenville County in Apartment 1102 at File 13 and he willed his one-half interest in the above described property to the Peoples National Bank as Trustee, and the Peoples National Bank is conveying their one-half interest in the subject property pursuant to the terms of said Will.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 5th day of October 1970

SIGNED, sealed and delivered in the presence of:

*Carly Youngland*  
*Samuel J. Kellett, Jr.*  
*Sarah G. Campbell*  
*William J. Witham*

PEOPLES NATIONAL BANK, as TRUSTEE  
UNDER WILL OF SAMUEL J. KELLETT, DEC.  
BY *William J. Witham* Senior Trust Officer  
and *Samuel J. Kellett, Jr.* Trust Officer  
Samuel J. Kellett, Jr. (SEAL)

As to Peoples National Bank, Trustee U/W  
STATE OF SOUTH CAROLINA

PROBATE

Samuel J. Kellett, Jr.

COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5<sup>th</sup> day of September 1970

*Carly Youngland* (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: 7-11-79

*Carly Youngland*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and givened.

GIVEN under my hand and seal this 5<sup>th</sup> day of October 1970  
*Carly Youngland* (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: 7-11-79

*Martha B. Kellett*

RECORDED this 18 day of \_\_\_\_\_ 1970 at \_\_\_\_\_ M. No. \_\_\_\_\_



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