

TITLE TO REAL ESTATE—Hubert E. Nolin, Attorney at Law, Greenville, S. C.

JUN 2 2 43 PM '72
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, MARIE M. PEDEN,

in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) ----- 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

ALBERT D. LANE, his heirs and assigns forever,

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, in that area formerly constituting the Town of West Greenville, but recently annexed to the City of Greenville, being the Western portion of Lot No. 12 of a subdivision known as Perry Avenue Annex, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book A, at page 878, and having, according to a plat of the property of the T. J. Seyle Estate prepared by Piedmont Engineering Service on March 16, 1950, the following metes and bounds, to wit:

BEGINNING at a point on the North side of Pendleton Street in the dividing line of Lots Nos. 11 and 12 of Perry Avenue Annex, which point is 80.48 feet from the East side of Perry Avenue, and running thence through the center of a party wall and continuing N. 13-15 E. 115.6 feet to an iron pin on the South side of Branwood Street; thence along the South side of Branwood Street S. 74-20 E. 20.17 feet to a point; thence, on a line through the approximate center of Lot No. 12 of Perry Avenue Annex and continuing through the center of a party wall, S. 13-15 W. 115.3 feet to a point on the North side of Pendleton Street; thence along the North side of Pendleton Street N. 76-51 W. 20.17 feet to the beginning corner.

This conveyance is made subject to any and all easements, rights of way and restrictions affecting said property or as shown on the recorded plat.

This being the same property conveyed to Ralph H. Peden by deed recorded in the RMC Office for Greenville County in Deed Book 414, at page 191. The said Ralph H. Peden died testate in Greenville County, leaving as his sole heir at law his widow, Marie M. Peden, the Grantor above named, as shown by the records of the Probate Court in APT. 1105, File 4.



Greenville County
Stamps
\$10.00
S.C. Sec.

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 here 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 12 day of May 19 72
Marie M. Peden (SEAL)

SIGNED, sealed and delivered in the presence of:
Hubert E. Nolin (SEAL)
Serafina Helel (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.
SWORN to before me this 12 day of May 19 72
Hubert E. Nolin (SEAL) Serafina Helel (SEAL)
Notary Public for South Carolina.
My Commission Expires: July 14, 1977.

STATE OF SOUTH CAROLINA } NO RENUNCIATION OF DOWER : GRANTOR IS A WOMAN
COUNTY OF }
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 released.
GIVEN under my hand and seal this _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.

RECORDED this 2nd day of June 1972 at 2:43 P. M., No. 33017

519-120-3-4.3