

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Elford E. Phillips and Maggie Ophelia Fox

in the State aforesaid in consideration of the sum of Twenty Five Hundred and no/100 Dollars

to us paid by G. Sidney Jones

in the State aforesaid, 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 G. Sidney Jones, and his heirs and assigns, forever, all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina.

adjoining William Goldsmith, P. C. Marshbanks, and others, containing 50 acres, more or less, and having the following metes and bounds, to-wit:

Beginning on a stone on the western side of said tract, corner with William Goldsmith stone, and running thence N. 12-15 W. 1075 feet to a stone, corner of Marshbanks; thence N. 64 E. 263 feet to a stake on branch; thence with branch as a line to its confluence with another branch; thence up said other branch with line of John Nabors 1559 feet to a stone on a branch; thence N. 83 W. 1120 feet to the beginning corner; being the same property conveyed to Elford E. Phillips and Joseph S. Fox by Rosa H. Marshbanks by deed dated April 20, 1919, recorded in Book of Deeds 44 at page 544; the said Joseph S. Fox having conveyed his one-half interest to Maggie Ophelia Fox by deed dated January 16, 1933, recorded in Book of Deeds 168, at page 142.

The above described land is the same conveyed to me by on the day of 19, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book Page

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 premises before mentioned unto the said G. Sidney Jones, and his heirs and assigns, forever.

AND we do hereby bind ourselves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said G. Sidney Jones, and his heirs and assigns, against ourselves and our heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand, seal and seal, this 2nd day of November in the year of our Lord one thousand nine hundred and forty-five.

Signed, sealed and Delivered in the Presence of Lucille R. Johnson, Ben C. Thornton, Elford E. Phillips (SEAL), Maggie Ophelia Fox (SEAL)

S. C. Stamps Cancelled, \$ 5 and 00 Cents. U. S. Stamps Cancelled, \$ 2 and 75 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE

PERSONALLY appeared before me Lucille R. Johnson and made oath that s/he saw the within named Elford E. Phillips and Maggie Ophelia Fox sign, seal, and as their act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that s/he with Ben C. Thornton witnessed the execution thereof.

SWORN to before me, this 2nd day of November 1945 Ben C. Thornton (L. S.) Notary Public, S. C. Lucille R. Johnson

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, Ben C. Thornton, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Hattie M. Phillips the wife of the within named Elford E. Phillips 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 the within named G. Sidney Jones, and his heirs and assigns, all her interest and estate, and also 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 2nd day of November Anno Domini, 1945 Ben C. Thornton (L. S.) Notary Public, S. C. Hattie M. Phillips