

W. E. McLean & W. O. Groce DEED TO William E. Phelps

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Mrs. W. E. McLean and W. O. Groce

in the State aforesaid, in consideration of the sum of Fifty Two Hundred (\$5200.00) DOLLARS, to us in hand paid at and before the sealing of these presents by W. E. Phelps

(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

W. E. Phelps, all that certain lot of land situate at the southeast corner of Townes Street and Marshall Avenue, in the first Ward of the City of Greenville, County of Greenville, State of South Carolina, more particularly described as follows: Beginning at a stake on the southwest corner of Townes and Marshall Avenue, (formerly known as French Alley) and running thence with Townes Street 15 1/2 ft. 40 feet to corner of triangular lot conveyed by Mittiey Groce to J. W. Gray, by deed dated October 26th, 1912, recorded in the R. M. C. office for Greenville County, Vol. 21, page 319; thence with line of said lot 76 69 1/2 ft. 151 ft. to stake on De Camps Street, (formerly known as an alley) corner of lot 17; thence with De Camps Street 15 1/2 ft. 48 feet to corner of said Street and Marshall Avenue; thence with Marshall Avenue 66 ft. 6. 150 feet to the beginning corner, being the same lot of land conveyed to us by C. Imman, Master, by deed dated April 8, 1916. Recorded in the R. M. C. office for Greenville County Vol. 40 page 139, and being all of lot 16 of the De Camps land as shown on plat made by J. W. Southern, December 14th, 1887 and recorded in Deed Book J. I. page 649, except the triangular strip conveyed to J. W. Gray, by Mittiey Groce, by deed dated October 26th, 1912, recorded in the R. M. C. office Vol. 21 page 319.

For another Dower to this Deed see Deed Book 737 at page 64.

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 said W. E. Phelps, his heirs and assigns, forever.

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

WITNESS our hands and seals, this 29 day of July in the year of our Lord one thousand nine hundred and eighteen and in the one hundred forty-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Emma Langston W. E. McLean (L. S.) J. W. Mascher W. O. Groce (L. S.) (L. S.) (L. S.)

STATE OF SOUTH CAROLINA County of Greenville PERSONALLY appeared before me, J. W. Mascher and made oath that he saw the within named W. E. McLean and W. O. Groce

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with Emma Langston, witnessed the execution thereof.

SWORN to before me, this 29th day of July, A.D. 1918. J. W. Mascher Notary Public for S. C. (L. S.)

STATE OF SOUTH CAROLINA County of Greenville RENUNCIATION OF DOWER. I, Emma Langston, N. C. Fox, & C. do hereby certify unto all whom it may concern, that Mrs. Emmittiey Groce wife of the within named W. O. Groce 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 W. E. Phelps, Inc.

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 29th day of July, A.D. 1918. Mittiey Groce Notary Public for S. C. (L. S.)

Recorded July 29th 1918