

TITLE TO REAL ESTATE—G.T. 202

STATE OF SOUTH CAROLINA, }
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, H. H. Kerns

in the State aforesaid

in consideration of the sum of Eleven Hundred Thirty-eight & 21/100 (\$1,138.21)

Dollars

to me in hand paid, at and before the sealing of these presents by

Maude Edwards Bruce,

(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

Maude Edwards Bruce, her heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

at the Southeast corner of Parker Road and Ohio Street, near the City of Greenville, being known and designated as Lot No. 45 on a plat of Monaghan Annex recorded in the R. M. C. Office for Greenville County in Plat Book C at page 65, and having the following metes and bounds:-

Beginning at the Southeast corner of Parker Road and Ohio Street, and running thence with the Eastern side of Ohio Street, S. 37 1/2 W. 195 feet to a stake, corner of lot No. 44; thence with the line of said lot S. 83 1/2 E. 94 feet to a stake, corner of lot No. 43; thence with the line of said lot in a Northeasterly direction 150 feet to Parker Road; thence with the Southern side of Parker Road, N. 51 3/4 W. 48 feet to the beginning corner.

As a part of the consideration for this conveyance the grantee assumes and agrees to pay according to its terms a mortgage in the original sum of \$1,600.00, executed by H. H. Kerns to Fidelity Federal Savings and Loan Association, dated February 20, 1941, recorded in Mortgage Book 299, page 177, upon which there is a balance due of \$1,561.79.

The above described land is the same conveyed to me by Luther Alexander and Pearl Alexander, on the 27th day of March 19 41, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 219 Page 345

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 Maude Edwards Bruce, her

And I do hereby bind myself and my heirs, and assigns, forever warrant and forever defend all and singular the said premises unto the said Maude Edwards Bruce, her

heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand and seal, this 5th day of May in the year of our Lord one thousand nine hundred and forty-one and in the one hundred and sixty-fifth year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of: H. H. Kerns (L. S.)
Mollie F. Wood (L. S.)
Mary Seyle (L. S.)

S. C. Stamps Cancelled, \$ 3 and 00 cents.
U. S. Stamps Cancelled, \$ 1 and 65 cents.

STATE OF SOUTH CAROLINA, }
Greenville County.

and made oath that he saw the within named sign, seal, and as his

PERSONALLY appeared before me Mollie F. Wood

H. H. Kerns

act and deed, deliver the within written Deed; and that he, with

Mary Seyle

witnessed the execution thereof.

SWORN to before me, this 5th

day of May A. D. 19 41

Mary Seyle

Notary Public for S. C. (L. S.)

Mollie F. Wood

STATE OF SOUTH CAROLINA, }
Greenville County.

RENUNCIATION OF DOWER

I, Mary Seyle, a Notary Public do hereby certify unto all whom it may concern that Mrs. Zona Kerns

the wife of the within named H. H. Kerns

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

Maude Edwards Bruce, her

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 5th day of

day of May Anno Domini 19 41

Mary Seyle

Notary Public S. C. (L. S.)

Zona Kerns

Recorded May 5th 19 41, at 12:38 o'clock, P. M. BY: E.G.