

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, James Arthur Pittman,

in the State aforesaid in consideration of the sum of Three Hundred Fifty & no/100 Dollars

to me paid by Lily A. Merritt

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 Lily A. Merritt, her heirs and assigns, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

lying and being at the intersection of Monaghan Avenue and Louise Avenue, near the City of Greenville, being known as Lot No. 61, on plat of property of Victor Monaghan Development No. 1, made by R. E. Dalton, Engineer, December 1941, recorded in Plat Book M, page 39, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Monaghan Avenue, at joint corner of Lots Nos. 61 and 68, and running thence with the southeast side of Monaghan Avenue S. 20-28 W. 232 feet to an iron pin; thence continuing along a curved line with Monaghan Avenue to an iron pin (the chord of which is S. 16-52 E. 44 feet); thence continuing along a curved line with said Avenue to an iron pin on the north side of Louise Avenue (the chord of which is S. 72-52 E. 45.3 feet); thence continuing with the north side of Louise Avenue N. 73-50 E. 195 feet to an iron pin at corner of Lots Nos. 61 and 62; thence with the line of Lot No. 62 N. 7-27 W. 167.5 feet; thence with the line of Lot No. 68 N. 69-32 W. 150 feet to an iron pin on the southeast side of Monaghan Avenue, the beginning corner."

This property is conveyed subject to the restricted covenants and building restrictions fully set forth in instrument recorded in the R. M. C. Office for Greenville County in Deed Book 243, Page 146.

The above described land is the same conveyed to me by Victor Monaghan Company on the 3rd day of February 1944, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book X Page X

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 Lily A. Merritt, and her heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Lily A. Merritt, and her heirs and assigns, against myself and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 17th day of January in the year of our Lord one thousand nine hundred and forty-five.

Signed, sealed and Delivered in the Presence of J. A. Pittman (SEAL)
Ben C. Thornton (SEAL)
J. L. Love (SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 Cents.
U. S. Stamps Cancelled, \$ 0 and 55 Cents.

STATE OF SOUTH CAROLINA,
Greenville County.

PROBATE
PERSONALLY appeared before me Ben C. Thornton

and made oath that he saw the within named James Arthur Pittman sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with J. L. Love witnessed the execution thereof.

SWORN to before me, this 29th day of January 1945 } Ben C. Thornton
J. L. Love (L. S.) }
Notary Public, S. C.

STATE OF SOUTH CAROLINA
Greenville County.

RENUNCIATION OF DOWER.

I, J. L. Love, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Lease Pittman the wife of the within named James Arthur Pittman 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 Lily A. Merritt, 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 29th day of January Anno Domini, 1945 } Lease Pittman
J. L. Love (L. S.) }
Notary Public, S. C.

Recorded January 29th 1945, at 5:33 o'clock P. M. BY: E.G.