

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Annie Seaborn

in the State aforesaid twelve hundred twenty five Dollars

in consideration of the sum of me paid by John W. Seaborn

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 John W. Seaborn, his heirs and assigns all that piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina.

containing seventy three and 24/100 (73.24) acres, more or less lying about four miles from Pelzer, S. C. and on Saluda River bounded on north by lands now or formerly of H. F. Woodson and Annie M. Bruce on the north; by Jim Donald on the east; by E. J. King and Holliday on the south; and by Saluda River on the west. This is the same land which was conveyed to me by Federal Farm Mortgage Corporation by its deed dated May 19, 1941, and recorded in deed book 238 page 317 R.M.C. Office for said Greenville County, and this deed is made subject to a certain easement mentioned in the said deed.

As a part of the expressed consideration of twelve hundred twenty five dollars; the grantee, John W. Seaborn assumes and agrees to pay all past due taxes which amount to approximately \$105.00 the balance owing by me to Federal Land Bank, or its subsidiary amounting to \$550.00, and also to pay the 1945 taxes when due.

Grantor reserves the net rents for the year 1945

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 John W. Seaborn, his 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 John W. Seaborn, his heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS hand and seal, this first day of August in the year of our Lord one thousand nine hundred and forty five.

Signed, sealed and Delivered in the Presence of Annie Seaborn (SEAL) H. K. Townes (SEAL) S. T. Peden (SEAL)

S. C. Stamps Cancelled, \$ 2.00 and .00 Cents. U. S. Stamps Cancelled, \$ 1.10 and .10 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE

PERSONALLY appeared before me S. T. Peden Annie Seaborn

and made oath that he saw the within named sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he H. K. Townes witnessed the execution thereof.

SWORN to before me, this 1st day of August 1945 H. K. Townes (L. S.) Notary Public, S. C. S. T. Peden

STATE OF SOUTH CAROLINA Greenville County.

RENUNCIATION OF DOWER.

I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the wife of the within named 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

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 day of Anno Domini, 19 (L. S.) Notary Public, S. C.