

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Frank G. Richards, Jr.

in the State aforesaid. in consideration of the sum of (\$10,500) Ten thousand five hundred and no/100 Dollars

to me paid by Marguerite Geer Earle

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 Marguerite Geer Earle all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the northside of Highland Drive near the City of Greenville, designated as Lot #45 of C. B. Martin property, plat made by R. E. Dalton, Engineer, February 1923.

Beginning at an iron pin on the northside of Highland Drive, joint corner of lots Nos. 44 and 45 and running thence N. 48-50 E. 180 ft. to an iron pin in joint corner of lots 44, 45, 22, & 23 thence N. 41-10 W. 82 1/2 ft. to an iron pin on the rear line of lot No. 22, thence S. 48-50 W. 180 ft. to an iron pin on the northside of Highland Drive, thence S. 41-10 E. 82 1/2 ft. to the beginning corner, and being lot No. 45 as shown in Plat Book F, Pages 102-103. This being the identical property conveyed to me by H. Edmund Hansen by deed dated July 13, 1940, which deed appears of record in the R. M. C. office for Greenville County, S. C. in Deed Book 224, at Page 19.

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 Marguerite Geer Earle, her heirs and assigns, forever. AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Marguerite Geer Earle, 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 3rd day of November in the year of our Lord one thousand nine hundred and forty five

Signed, sealed and Delivered in the Presence of Frank G. Richards, Jr. (SEAL) T. D. Nolan (SEAL) Melva S. DeFriece (SEAL)

S. C. Stamps Cancelled, \$ 21 and 00 Cents. U. S. Stamps Cancelled, \$ 11 and 55 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE

PERSONALLY appeared before me T. D. Nolan and made oath that he saw the within named Frank G. Richards, Jr sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with Melva S. DeFriece witnessed the execution thereof.

SWORN to before me, this 3 day of November 19 45 J. G. Leatherwood (L. S.) Notary Public, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, J. G. Leatherwood, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Ruth S. Richards, Jr. the wife of the within named Frank G. Richards, Jr 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 Marguerite Geer Earle, her 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 3 day of November Anno Domini, 19 45 J. G. Leatherwood (L. S.) Notary Public, S. C.

Ruth S. Richards

Recorded November 8th 19 45 at 4:45 o'clock P. M. By E.B.