

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Fred M. McPherson and Thelma H. McPherson

in the State aforesaid. in consideration of the sum of Ninety-five hundred no/100 Dollars

to us paid by Elsie A. Claburn

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 Elsie A. Claburn

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina. in the town of West Greenville, on the northeast side of Pendleton Street, known and designated as Lot No. 16 according to plat of the Estate of W. H. Irvine, which plat is recorded in Plat Book A, page 878, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northeast side of Pendleton Street, 240 feet from the intersection of Pendleton and Traction Streets, joint corner of Lots Nos. 15 and 16, and running thence with the joint line of said lots N. 13-15 E. 138.5 feet to an iron pin on Branwood Street; thence along Branwood Street S. 74-20 E. 39.5 feet to an iron pin, joint corner of lots Nos. 16 and 17; thence with the joint line of said lots S. 13-15 W. 145.8 feet to an iron pin on Pendleton Street; thence along the northeast side of Pendleton Street N. 64 W. 40 feet to point of beginning.

The above described land is the same conveyed to me by Henry Ross on the 9th day of September 1944 deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 267 Page 186

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 Elsie A. Claburn, her heirs and assigns, forever.

AND we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Elsie A. Claburn, her heirs and assigns,

against us and our heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand and seal, this 7th day of January in the year of our Lord one thousand nine hundred and forty-six

Signed, sealed and Delivered in the Presence of Fred M. McPherson (SEAL), Thelma H. McPherson (SEAL), Mary S. Wilburn, D. B. Leatherwood (SEAL)

S. C. Stamps Cancelled; \$ 19.00 and .00 Cents. U. S. Stamps Cancelled; \$ 10.45 and .45 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE PERSONALLY appeared before me Mary S. Wilburn

and made oath that she saw the within named Fred M. McPherson and Thelma H. McPherson sign, seal, and as their act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with D. B. Leatherwood witnessed the execution thereof.

SWORN to before me, this 9th day of January 1946 D. B. Leatherwood (L. S.) Notary Public, S. C.

Mary S. Wilburn

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, D. B. Leatherwood, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Thelma H. McPherson the wife of the within named Fred M. McPherson

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 Elsie A. Claburn, 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 9th day of January Anno Domini, 1946 D. B. Leatherwood (L. S.) Notary Public, S. C.

Thelma H. McPherson

Recorded January 9th 1946, at 5:20 o'clock P.M. By: EC