

TITLE TO REAL ESTATE-Prepared by H. K. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, James R. McAbee Jr. in consideration of the sum of Five Hundred and Forty Five and 23/100 \$ 545.23 in the State aforesaid, and the assumption of mortgages to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Ruby Phillips, her heirs and assigns forever,



All of which is part of a certain lot, to-wit: Lot No. 15, of Block No. 3, of the property of Talmer Cordell according to a plat prepared by Dalton and Love, Engineers, January, 1951 and recorded in the R. M. C. office for Greenville County in Plat Book 2, at page 151, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Bell Air Drive at the joint front corner of Lots 15 and 16, and running thence along the northeast side of Bell Air Drive, S. 40-33 E. 70 feet to an iron pin at the corner of Lot 11; thence along the line of that lot, N. 43-33 E. 204 feet to an iron pin on the rear line of Lot 4; thence along the rear lines of Lots 1 and 3, N. 40-20 W. 83 feet to an iron pin at the rear corner of Lot 13; thence along the line of that lot, S. 30-22 W. 211.4 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are part of the property. Being the same conveyed to me by Local Home Builders, Inc.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs and Assigns against the grantor(s) and the grantor(s)'s Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s)' hand and seal this 30th day of August in the year of our Lord One Thousand Nine Hundred and

Signed, Sealed and Delivered in the Presence of

Talmer Cordell

Clyde B. Temple

James R. McAbee Jr. (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina, Greenville County

Personally appeared before me Talmer Cordell.

and made oath that he saw the within named grantor(s) James R. McAbee, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with Clyde B. Temple witnessed the execution thereof.

Sworn to before me this 29th day of August, A. D. 1956.

Clyde B. Temple (Seal) Notary Public for South Carolina

Talmer Cordell

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Clyde B. Temple Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Suzel T. McAbee wife of the within named James R. McAbee, 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 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 August, A. D. 1956.

Clyde B. Temple (Seal) Notary Public for South Carolina

Suzel T. McAbee

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 20th day of October 1956, at 10:41 A.M., No. 26472

113-7-25