

SM-5-56 TITLE OF REAL ESTATE-Form 137 1/2 - W. A. Seay & Co., Office Supply

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH COUNTY OF GREENVILLE R.M.C.



Know All Men by These Presents:

That I, W. L. BURGER in the State aforesaid, in consideration of the sum of Thirteen Hundred and no/100 (\$1300) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JAMES L. BELL

All that certain piece, parcel or lot of land in Greenville County, Greenville Township, State of South Carolina, being known and designated as Lot No. 197, Section II of subdivision known as OAK CREST, as appears on plat of said subdivision made by C. C. Jones, Engineer, and recorded in the R.M.C. Office for Greenville County in Plat Book "GG" at pages 130 and 131, and having according to a recent survey made by T. C. Adams, Engineer, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of Texas Avenue at the joint front corner of Lots Nos. 196 and 197, the point of beginning being 145.5 feet to Florida Avenue, and running thence with the line of Lot No. 196, S. 85-51 W. 164.8 feet to an iron pin in the line of Lot No. 208; thence with the line of Lot No. 208, N. 12-50 W. 67.9 feet to an iron pin, the joint corner of Lots Nos. 208 and 207; thence with the line of Lot No. 207, N. 11-35 E. 27 feet to an iron pin, the joint rear corner of Lots Nos. 197 and 198; thence with the line of Lot No. 198, S. 86-37 E. 174.1 feet to an iron pin on Texas Avenue, the joint front corner of Lots Nos. 197 and 198; thence with said Texas Avenue, S. 0-22 E. 70 feet to the beginning corner.

This being the same property conveyed to the grantor by deed of George F. Townes, as Trustee, deed dated November 5, 1956 and recorded in the R.M.C. Office for Greenville County in Deed Book 565 at page 211.

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 his 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 14th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-seven.

Signed, Sealed and Delivered in the Presence of

Signatures of E. P. Riley, Beverly Beauford, and W. L. Burger with (Seal) indicators.

State of South Carolina } Personally appeared before me Beverly Beauford COUNTY OF GREENVILLE }

and made oath that she saw the within named grantor(s) W. L. Burger sign, seal and as his act and deed deliver the within written deed, and that she, with E. P. Riley witnessed the execution thereof.

Sworn to before me this 14th day of January, A. D., 1957. Notary Public for South Carolina. Signature of Beverly Beauford.

State of South Carolina } RENUNCIATION OF DOWER COUNTY OF GREENVILLE } I, Edward P. Riley Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Neoma K. Burger wife of the within named W. L. Burger 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 James L. Bell, and his 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 14th day of January, A. D., 1957. Notary Public for South Carolina. Signature of Neoma K. Burger.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 15th day of January 19 57, at 10:05 A.M., No. 1203

241-1-319