

TITLE TO REAL ESTATE—PREPARED by HINSON & HAMER, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA, OCT 12 11 32 AM 1959
GREENVILLE COUNTY

OLLIE F. NORTH

Known All Men by These Presents:

That WACO F. CHILDERS, JR. in the State aforesaid,
in consideration of the sum of Two Thousand Seven Hundred Fifty and No/100----- DOLLARS,

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 WALTER SAMUEL PEDEN AND BETTY H. PEDEN, their heirs and assigns,

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 34 on Plat of Morningside, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, pages 2 and 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Richbourg Road, common corner Lots 33 and 34; and running thence S. 85-0-E. 105.3 feet to an iron pin; thence S. 34-25 E. 140 feet to an iron pin at the common corner with Lot 35; thence S. 62-22 W. 192.5 feet to an iron pin; thence N. 20-30 W. along Richbourg Road 77 feet to an iron pin; thence continuing along Richbourg Road N. 5-00 E. 143 feet to the point of beginning.

This is the same property described in deed recorded in Deeds Volume 573, page 15.

Grantees to pay 1959 taxes.



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 their 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 2nd day of October in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Signed, Sealed and Delivered in the Presence of

Anita Jo Bethea
Edward Ryan Hamer

Waco F. Childers, Jr. (Seal)

_____ (Seal)

State of South Carolina,

Personally appeared before me Anita Jo Bethea

Greenville County.

and made oath that she saw the within named grantor(s) Waco F. Childers, Jr.

deliver the within written deed, and that she, with Edward Ryan Hamer sign, seal and as her act and deed witnessed the execution thereof.

Sworn to before me this 2nd day of October A. D. 19 59

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Anita Jo Bethea

State of South Carolina,

RENUNCIATION OF DOWER

Greenville County.

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elaine D. Childers wife of the within named Waco F. Childers, 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 Walter Samuel Peden and Betty H. Peden, their 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 2nd day of October A. D. 19 59

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Elaine D. Childers

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 12th day of October 19 59 at 11:32 A. M., No. #11223

277.1-4-5