

TITLE TO REAL ESTATE—G.T. 202

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Van Allen James, of Greenville, S. C.,

in the State aforesaid

in consideration of the sum of Fifty and no/100 (\$50.00) Dollars and love and affection for my mother

to me in hand paid, at and before the sealing of these presents by

Mittie Dora James

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

Mittie Dora James, her heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Ward One of the City of Greenville, and being known and designated as Lot No. 3, of the L. I. Jennings property, as shown on plat thereof made by R. E. Dalton, May 1919, and recorded in the R. M. C. Office for Greenville County in Plat Book E, page 156, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Mulberry Street, corner of Lot No. 2, and running thence with Mulberry Street, N. 57-57 E. 44 feet to an iron pin, corner of Lot No. 4; thence with line of Lot No. 4, S. 32-03 E. 137.4 feet to an iron pin on Piedmont Avenue; thence with said Piedmont Avenue, S. 59-0 W. 44 feet to an iron pin, corner of Lot No. 2; thence along the line of said Lot No. 2, N. 32-03 W. 136.6 feet to the beginning corner. Being the same lot conveyed to M. W. James by Katie M. Vanadore by deed dated April 13, 1920, and recorded in the R. M. C. Office for Greenville County in Vol. 64, page 61. And being the same lot with which said M. W. James died seized and possessed, on August 19, 1940, without leaving will, and the grantor herein, and the grantee herein being the sole heirs at law of said M. W. James deceased. It being the intention of the grantor herein to convey all of his distributive share in the aforesaid real estate of said M. W. James, to his mother in fee simple.

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 Mittie Dora James, and 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 Mittie Dora James, and her

heirs and assigns, against me and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this Second day of January in the year of our Lord one thousand nine hundred and forty one and in the one hundred and sixty fifth year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of

H. L. Baumgardner

C. F. Putman

Van Allen James

(L. S.)

(L. S.)

(L. S.)

S. C. Stamps Cancelled, \$ _____ and _____ Cents

U. S. Stamps Cancelled, \$ _____ and _____ Cents

No Stamps.

STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me H. L. Baumgardner

and made oath that he saw the within named Van Allen James

sign, seal, and as his act and deed, deliver the within written deed; and that he, with

C. F. Putman

witnessed the execution thereof.

SWORN to before me, this second

day of January A. D. 19 41

C. F. Putman

(L. S.)

Notary Public for South Carolina

H. L. Baumgardner

STATE OF SOUTH CAROLINA, }
Greenville County.

RENUNCIATION OF DOWER

I, C. F. Putman

a Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Frances M. James

the wife of the within named Van Allen James

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named

Mittie Dora James, and 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 2nd.

day of January Anno Domini 19 41

C. F. Putman

(L. S.)

Notary Public for South Carolina

Frances M. James

Recorded January 6th

19 41, at 12:50 o'clock,

P. M BY: E.G.