

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

For True Consideration See Affidavit
 Book 4 Page 122

WHEREAS, the Independent Guano Company, a corporation organized under the laws of the State of South Carolina, sometime ago went into liquidation, dissolved and surrendered its charter; and

WHEREAS, said Independent Guano Company is the record owner of the property herein-after described, the same having been conveyed to it by Clairmont Ridge Inc. by deed dated March 25, 1931, recorded in the R. M. C. Office for Greenville County in deed book 121 at page 235, and

WHEREAS, Susie Lee Patten and S. Avery Smith were the only directors of said corporation at the time of its dissolution and under the authority conferred upon them by law are desirous of conveying said property unto W. C. Adams in full payment and satisfaction of the mortgage indebtedness on said property in the original principal sum of one thousand five hundred (\$1,500.00) dollars, executed by the Independent Guano Company, now held by W. C. Adams, said mortgage being of record in the R. M. C. Office for Greenville County in mortgage book 195 at page 215.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that we Susie Lee Patten and S. Avery Smith as former directors and trustees of the Independent Guano Company with power of sale of its property by virtue of the statutory law of this State, in consideration of cancellation of the mortgage hereinabove referred to by W. C. Adams and in full payment and satisfaction of the debt secured thereby have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said W. C. Adams,

All that piece, parcel and lot of land lying, being situate near the City of Greenville, and on Piney Mountain, and being known and designated as Lot No. 13 of Clairmont Ridge, a plat which property is recorded in office of R. M. C. for Greenville County in book H, at page 182, and on that plat is described as follows:

Beginning on Piney Mountain road at corner of Lot No. 14 on said plat, and running thence S. 55-30 W. 764.7 feet; thence S. 35-20 E. 200 feet to Lot No. 12 on said plat; thence along line of Lot No. 12 N. 55-30 E. 621 feet to Piney Mountain road; thence N. 1-50 W. 145 feet to bend in road; thence N. 4-25 E. along said road 100 feet to the beginning corner. This being the same property conveyed to the Independent Guano Company by Clairmont Ridge Inc. by deed dated March 25, 1931, recorded in the R. M. C. office for Greenville County in deed book 121 at page 235.

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 W. C. Adams his Heirs and Assigns forever.

And we do hereby bind ourselves and our Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said W. C. Adams his Heirs and Assigns, against us and our Successors.

WITNESS our hands and seal, this 5th. day of February in the year of our Lord one thousand, nine hundred and forty-one 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. W. Estes
 W. B. McGowan

Susie Lee Patton (L. S.)
 S. Avery Smith (L. S.)

As Directors and Trustees of Independent
 Guano Company, a Corporation.

THE STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

PERSONALLY appeared before me H. W. Estes and made oath that he saw the within named Susie Lee Patton and S. Avery Smith, as directors and trustees of Independent Guano Company, a Corporation, sign, seal and as their act and deed deliver the within written deed, and that he with W. B. McGowan witnessed the execution thereof.

SWORN TO before me this 6 day
 of February, A. D., 1941.
 W. B. McGowan (Seal)
 Notary Public for South Carolina.

H. W. Estes

S. C. Stamps \$1.00
 U. S. Stamps \$0.55

Recorded February 10, 1941 at 1:35 AM

By- J. H.-