

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, F. T. Epps, of Greenville County

in the State aforesaid in consideration of the sum of Eighteen Hundred and no/100 Dollars

to me paid by T. M. Fennell

in the State aforesaid, 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 T. M. Fennell, his heirs and assigns forever:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and in Oaklawn Township, School District 4-G, containing 40 acres, more or less, and being the greater portion of Tract No. 4, of the property of Geo. W. Meares as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book D, at page 137, and being more particularly described as follows, to-wit:

Beginning at a point in the center of the Georgia Road leading to Pelzer at the joint corner of property now or formerly belonging to Mrs. Sara Meares and the corner of a 17 1/2 acre tract belonging to the grantor herein, and running thence along the line of the property of Mrs. Sara Meares, N. 48 3/4 W. 3.00 chains to a stone; thence still with the line of Mrs. Meares' property, N. 71 3/4 W. 12.94 chains to a stone; thence still with the line of Mrs. Meares' property, N. 1-00 E. 26.08 chains to a stone at corner of R. L. Meares' property; thence along the line of that property, S. 44 1/2 E. 37.75 chains, more or less, to a point in the center of the Georgia Road at corner of property now or formerly belonging to S. H. Paxton; thence along the center of the Georgia Road approximately S. 65 W. 13.00 chains, more or less, to the beginning corner.

It is the intention of this deed to convey all of the aforesaid Tract No. 4 of the Geo. P. Meares property lying on the northwest side of the aforesaid Georgia Road.

The grantee herein is to pay taxes for the year 1945.

The above described land is a portion the same conveyed to me by Belt Boyce on the 7th day of September 1938, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 205 Page 355.

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

T. M. Fennell, his 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 T. M. Fennell, his

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

WITNESS my hand and seal, this Tenth day of July in the year of our Lord one thousand nine hundred and forty-five.

Signed, sealed and Delivered in the Presence of F. T. Epps (SEAL) Hazel Lee (SEAL) D. R. Cain (SEAL)

S. C. Stamps Cancelled, \$ 4 and 00 Cents. U. S. Stamps Cancelled, \$ 2 and 20 Cents.

STATE OF SOUTH CAROLINA, } Greenville County.

PROBATE

PERSONALLY appeared before me Hazel Lee

and made oath that s/he saw the within named F. T. Epps sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that s/he with D. R. Cain witnessed the execution thereof.

SWORN to before me, this Tenth day of July 1945 } Hazel Lee D. R. Cain (L.S.) Notary Public, S. C.

STATE OF SOUTH CAROLINA } Greenville County.

RENUNCIATION OF DOWER.

I, D. R. Cain, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Mary C. Epps, the wife of the within named F. T. Epps 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 the within named

T. M. Fennell, 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 10th day of July Anno Domini, 1945 } Mary C. Epps D. R. Cain (L.S.) Notary Public, S. C.

Recorded July 10th 1945 at 4:26 o'clock P. M. BY: E.G.