

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, J. C. Downs and Fannie Downs

in the State aforesaid in consideration of the sum of Eleven Hundred (\$1100.00) Dollars to us paid by Tom Davis and Alma Davis

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 Tom Davis and Alma Davis all that piece, parcel or lot of land in AUSTIN Township, Greenville County, State of South Carolina.

and being on the Anderson Bridge Road and on Peters Creek and being a part of the property conveyed to F. B. Massingale by E. Inman, and being like wise a portion of the lands of the Estate of T. R. Cox, and described by courses and distances and metes and bounds as follows: BEGINNING on the Anderson Bridge Road at corner of property conveyed to E. P. Pearson and Arie Pearson and running thence by a dividing line between this tract and the Pearson land N. 4-05 E. 1230 feet to corner on Peters Creek; thence along said creek N. 82-10 W. 292 feet to bend; thence continuing on said Creek N. 84-85 W. 432 feet to bend; thence S. 83-15 W. along said creek 573 feet to corner; thence S. 24-30 E. 66 feet to corner; thence S. 6-30 E. 1027 feet to corner in Anderson Bridge Road; thence along said road S. 77-45 E. 520 to bend there in; thence continuing along said road S. 82-30 E. 247 feet to the beginning corner, containing 22 3/4 acres, more or less.

The above described land is the same conveyed to us by F. B. Massingale on the 10th day of May 1946, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 291 Page 215

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 Tom Davis and Alma Davis, their heirs and assigns, forever. AND We do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Tom Davis and Alma Davis, their heirs and assigns, against us and our heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands and seal, this 4th day of January in the year of our Lord one thousand nine hundred and forty seven

Signed, Sealed and Delivered in the Presence of H. K. Townes, Joseph H. Earle, Jr., J. C. Downs, Fannie Downs

S. C. Stamps Cancelled, \$ 3 and 00 Cents. U. S. Stamps Cancelled, \$ 1 and 65 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE PERSONALLY appeared before me Joseph H. Earle, Jr.

and made oath that he saw the within named J. C. Downs and Fannie Downs sign, seal, and as their act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with H. K. Townes witnessed the execution thereof.

SWORN to before me, this 4th day of February 1947. H. K. Townes Notary Public, S. C. Joseph H. Earle, Jr.

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER

I, H. K. Townes, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Fannie Downs the wife of the within named J. C. Downs 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 Tom Davis and Alma Davis, 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 4th day of February Anno Domini, 1947 H. K. Townes Notary Public, S. C. Fannie Downs

Recorded February 4 1947, at 12:36 o'clock P. M.