

TITLE TO REAL ESTATE - Offices of PRICE & POAG, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

APR 19 3 52 PM 1955

Know All Men by These Presents:

That I, J. H. Bruce in the State aforesaid, in consideration of the sum of ONE DOLLAR and the recitals hereinafter contained (\$1.00) 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

George L. Phinney, his heirs and assigns, forever: All my right, title and interest, the same being an undivided one-half interest in and to

All that piece, parcel or lot of land in Greenville Township with the buildings and improvements thereon situate, lying and being on the Southwest side of Buncombe Road, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 16 and the greater portion of Lot No. 15, of Block A, on plat of lands of Mountain View Land Company, recorded in the RMC Office for Greenville County in Plat Book A, at pages 396 and 397, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of Buncombe Road and Gridley Street and running thence along the Southwest side of Buncombe Road, S. 57-30 E. 134 feet to an iron pin in the front line of Lot 15, at corner of property now or formerly owned by E. D. Roy; thence with said Roy line in a Southwesterly direction 170 feet, more or less, to an iron pin on the Northeast side of a 10 foot alley; thence with the Northeast side of said alley 22 feet in a northwesterly direction to an iron pin at the intersection of said alley and Gridley Street; thence with the Eastern side of Gridley Street along a curved line, 195 feet to the beginning corner on Buncombe road. LESS, HOWEVER, the strip of land taken from the front of said lot by the State Highway Department for the purpose of widening Buncombe Road.

This being the identical lot conveyed to James M. Bruce and the Grantor by deed of W. Albert Bull dated 26 February 1955 and delivered on 10 March 1955. The Grantor and James M. Bruce, as purchasers, entered into a contract of sale for the above premises with W. Albert Bull, the seller. The Grantor had assigned all of his right, title and interest in and to said sales contract to George L. Phinney a one-half of the purchase price was paid by said George L. Phinney. The referenced deed of W. Albert Bull was executed prior to the date of closing conveying title to James M. Bruce and J. H. Bruce and this deed is therefore executed to vest title in the said George L. Phinney

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 his 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 10th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-five

Signed, Sealed and Delivered in the Presence of

Charles Whitaker (Seal)
Mary E. Craig (Seal)
J. H. Bruce (Seal)

State of South Carolina
Greenville County

Personally appeared before me Charles J. Whitaker

and made oath that he saw the within named grantor(s) J. H. Bruce sign, seal and as his act and deed deliver the within written deed, and that he, with Mary E. Craig witnessed the execution thereof.

Sworn to before me this 10th day of March, A. D. 1955
Charles Whitaker (Seal)
Notary Public for South Carolina

State of South Carolina
Greenville County

RENUNCIATION OF DOWER

I, Mary E. Bruce Notary Public, do hereby certify

unto all whom it may concern, that Mrs. J. H. Bruce wife of the within named J. H. Bruce 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 George L. Phinney, 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 March, A. D. 1955
Mary E. Bruce (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 3:52 P.M.
Recorded this 19th day of April 1955, at 1 M. No. #10005
155-4-1