

OLLIE FARNSWORTH  
 R.M.C. **Know All Men by These Presents:**

That I, M. B. Hughes, Executor of the Estate of Mrs. M. B. Scruggs, in the State aforesaid, in consideration of the sum of SEVEN THOUSAND, ONE HUNDRED AND NO/100 (\$7,100.00) - - - - - 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 ELAINE D. CHILDERS, her heirs and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being in the Northwest intersection of Queen Street and Pendleton Street, and having the following lines and distances, to-wit:

BEGINNING at the Northwest corner of Pendleton Street and Queen Street and running thence in a Westerly direction with Pendleton Street 50 feet to a stake; thence along line parallel with Queen Street 131 feet, more or less, to a point; thence in an Easterly direction 50 feet, more or less, to a point on the Westerly side of Queen Street; thence along Queen Street 127 feet, more or less, to the point of beginning.

This is all of the lot conveyed to Mrs. M. B. Scruggs by deed recorded in Deeds Volume 44, page 468, with the exception of a small portion of the lot which was conveyed by Mrs. M. B. Scruggs to J. D. Simmons by deed recorded in Deeds Volume 273, page 261.

Mrs. M. B. Scruggs died testate November 4, 1953. This deed is made under the authority granted the executor by the Will of Mary Barnette Scruggs (Mrs. M. B. Scruggs) which Will is filed in the Office of the Judge of Probate in Apartment 623, File 38.

The grantor herein is to pay the 1955 taxes on the above described property.



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 her 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 22nd day of November in the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the Presence of  
 Anne M. White (Seal)  
 Edward Ryan Hamer (Seal)  
 M. B. Hughes Ex (Seal)  
 of the Estate of (Seal)  
 Mary Barnette Scruggs (Seal)

State of South Carolina, } Personally appeared before me Anne L. White  
 Greenville County }  
 and made oath that she saw the within named grantor(s) M. B. Hughes, Executor of the Estate of Mrs. M. B. Scruggs, sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.  
 Sworn to before me this 22nd day of November, A. D. 19 55  
 Edward Ryan Hamer (Seal)  
 Notary Public for South Carolina } Anne M. White (Seal)

State of South Carolina, } RENUNCIATION OF DOWER  
 Greenville County } I, Notary Public, do hereby certify  
 unto all whom it may concern, that Mrs. wife of the within named 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 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ (Seal) Notary Public for South Carolina }

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_ U. S. \$ \_\_\_\_\_  
 Recorded this 22nd day of November 19 55 at 3:00 P.M. M. No. #30401

119-1-21