TITLE TO REAL ESTATE—G.T. 208 WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21383—2-6-42

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, J. M. Montgomery and Cannie J. Montgomery

in the State aforesaid

in consideration of the sum of Thirty-Seven Hundred, Fifty and No/100 Dollars

to us paid by Charles J. Spencer and Gertie H. Spencer

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 Charles J. Spencer and Gertie H. Spencer, and their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and on the northwest side of Mulberry street in the City of Greenville, and being known and designated as Lot No. 5 on plat made by R. E. Dalton, Engr., in February, 1920, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Mulberry street, at a point 125.6 feet from the corner of the intersection of Mulberry street with Buncombe Street, and running thence N. 33-24 W. 115 feet to an iron pin; thence S. 56-18 W. 40.8 feet to an iron pin; thence S. 33-54 E. 115.1 feet to an iron pin on Mulberry street; thence along the line of Mulberry street, N. 56-10 W. 39.6 feet to the beginning corner.

The above described land is the same conveyed to me by J. J. Parker and Essie Parker on the 1st day of October 19 28, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 143 Page 311

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 Charles J. Spencer and Gertie H. Spencer, and 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 Charles J. Spencer and Gertie H. Spencer, and their heirs and assigns, against ourselves and our heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand s and seal s, this Seventeenth day of August in the year of our Lord one thousand nine hundred and forty-four

Signed, sealed and Delivered in the Presence of

E. M. Arnold — J. M. Montgomery (SEAL)

D. R. Cain — Cannie J. Montgomery (SEAL)

S. C. Stamps Cancelled, $ 8 and 00 Cents

U. S. Stamps Cancelled, $ 4 and 40 Cents

STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me E. M. Arnold and made oath that he saw the within named J. M. Montgomery and Cannie J. Montgomery sign, seal, and as their act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with D. R. Cain witnessed the execution thereof.

SWORN to before me, this Seventeenth day of August 19 44

D. R. Cain (L. S.)
Notary Public for S. C.

E. M. Arnold

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. Cannie J. Montgomery the wife of the within named J. M. Montgomery 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 Charles J. Spencer and Gertie H. Spencer, and 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 17th day of August Anno Domini 19 44

D. R. Cain (L. S.)
Notary Public for S. C.

Cannie J. Montgomery

Recorded August 17th 19 44, at 12:24 o'clock, P. M

BY:N.S.