

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, F. T. McCarter

in the State aforesaid, in consideration of the sum of One Thousand and Five Hundred and No/100 (\$1500.00) Dollars  
to me paid by Mrs. Ruth Phillips

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 Mrs. Ruth Phillips, her heirs and assigns forever;  
all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

just outside the corporate limits of the City of Greenville, on the North side of Montgomery Avenue and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Montgomery Avenue, corner of lot formerly of W. F. Phillips and running thence N. 33 1/2 W. 80 feet to an iron pin; thence N. 56 1/2 E. in a line parallel with Montgomery Avenue, 32 feet to a point corner of lot now owned by L. B. Raines and running thence along line of lot now owned by L. B. Raines, S. 33 1/2 E. 80 feet to a point on Montgomery Avenue; thence along Montgomery Avenue, S. 56 1/2 W. 32 feet to the beginning corner.

ALSO: The right of ingress and egress to and from the above described property through a certain alley-way hereby created, adjoining the above described property on the North and fronting on Montgomery Avenue having a width of seven feet and running thence back from said Avenue along the property above described as a distance of 70 feet.

The above is the same property conveyed to me by Townes Hodges by deed dated June 15, 1937, recorded in the R. M. C. Office for Greenville County in Deed Book 196, page 297, LESS the rear depth of twenty (20) feet not herein conveyed.

Grantor to pay 1944 taxes.

The above described land is X the same conveyed to me by X  
on the X day of X 1944, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book X Page X

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

Mrs. Ruth Phillips, her 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 Mrs. Ruth Phillips, her 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 2nd day of November in the year of our Lord one thousand nine hundred and forty-four

Signed, sealed and Delivered in the Presence of F. T. McCarter (SEAL)  
W. D. Workman (SEAL)  
Ida Cunningham (SEAL)

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 Ida Cunningham  
and made oath that s he saw the within named F. T. McCarter  
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 W. D. Workman witnessed the execution thereof.

SWORN to before me, this 2nd day of November 1944  
W. D. Workman (L. S.)  
Notary Public, S. C. } Ida Cunningham

STATE OF SOUTH CAROLINA }  
Greenville County.

RENUNCIATION OF DOWER.

I, W. D. Workman, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Addie McCarter the wife of the within named F. T. McCarter 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 Mrs. Ruth Phillips her

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 2nd day of November Anno Domini, 1944  
W. D. Workman (L. S.) } Addie H. McCarter  
Notary Public, S. C.

Recorded November 9th 1944, at 12:37 o'clock P. M. By: M.R.