

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That **I, John Nance**

in the State aforesaid.

in consideration of the sum of **Twenty-eight Hundred (\$2,800.00)**

to **me** in hand paid, at and before the sealing of these presents by

John R. Eaton and Montine Eaton

(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

John R. & Montine Eaton

All that certain tract of land located in Oaklawn Township, Greenville County, South Carolina in School District 4-G, on both sides of Grove Creek and having the following courses and distances:

Beginning at a stone at the corner of John A. Hudgins' property and then running N. 15 3/4 W. 49.50 chains to a stone in the road; thence S. 45 1/4 W. 11.50 chains to a stone; thence S. 15 3/4 E. 7.56 chains to a stone; thence S. 55 W. 15 chains to a stone; thence N. 58 1/4 W. 6.08 chains to a stake in the road; thence along road S. 23 W. 5.70 chains to a bend in the road; thence S. 20 W. 5.20 chains to a bend; thence S. 11 3/4 W. 11.46 chains to a point; thence S. 15 3/4 E. 11.18 chains to a stone; thence N. 7 1/4 E. 44.50 chains crossing Grove Creek to the beginning corner; containing 130 acres, more or less, and being the same conveyed to John Nance by the Federal Land Bank on February 3rd, 1939 by deed recorded in Vol. 152 at page 26.

The above described land is the same conveyed to me by _____ on the _____ day of _____ 19____, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book _____ Page _____

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 **John R. Eaton and Montine Eaton, their** 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 **John R. Eaton and Montine Eaton, their** heirs and assigns, against **me** and **my** heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS **my** hand and seal, this **2nd** day of **January** in the year of our Lord one thousand nine hundred and **forty-five** and in the one hundred and **x** year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of **John Nance** (L. S.)
T. M. Fennell (L. S.)
J. M. Wells (L. S.)

S. C. Stamps Cancelled, \$ **6** and **00** Cents
U. S. Stamps Cancelled, \$ **3** and **30** Cents

THE STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me **J. M. Wells**

and made oath that he saw the within named **John Nance** sign, seal, and as **his** act and deed, deliver the within written deed; and that he, with **T. M. Fennell** witnessed the execution thereof.

SWORN to before me, this **2nd** day of **January** A. D., 19 **45**
E. E. Wells (L. S.)
Notary Public for South Carolina } **J. M. Wells**

THE STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER

I, **Fred A. Fuller**, a Notary Public do hereby certify unto all whom it may concern, that Mrs. **Ethelyn R. Nance** the wife of the within named **John Nance**

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named **John R. Eaton and Montine Eaton, their** heirs and assigns, all her interest and estate, and also 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 **January** A. D., 19 **45**
Fred A. Fuller (L. S.)
Notary Public for South Carolina } **Ethelyn R. Nance**

Recorded **January 2nd** 19 **45** at **2:51** o'clock, **P. M** BY: **E.G.**