

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, James A. Howard

in the State aforesaid
in consideration of the sum of Thirty-six Hundred & no/100 Dollars

to me paid by Bernice B. Burnett

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 Bernice B. Burnett all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

being known and designated as Lot No. 45 on Plat of Morgan Hill Addition, recorded in Plat Book "A" at Pages 68 and 69, and having according to said Plat the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Morgan Street, joint corner of Lots Nos. 45 and 46, said point being approximately 389 feet West from the Southwest intersection of Morgan Street and Monaghan Road, and running thence along line of Lot No. 46, S. 7 1/4 E. 200 feet to an iron pin; thence S. 82-3/4 W. 60 feet to an iron pin, corner of Lot No. 44; thence with line of Lot No. 44, N. 7 1/4 W. 200 feet to an iron pin on Morgan Street; thence with Morgan Street N. 82-3/4 E. 60 feet to the point of beginning.

The above is the same property conveyed to me by Clara B. Hamby by her deed dated October 6, 1943, recorded in Deed Book 257, page 209, R. M. C. Office for Greenville County.

The grantee is to pay 1945 taxes.

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 Bernice B. Burnett, her

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 Bernice B. Burnett, her

against me and my heirs and assigns, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 12th day of April in the year of our Lord one thousand nine hundred and forty-five.

Signed, sealed and Delivered in the Presence of James A. Howard (SEAL)
B. H. Trammell (SEAL)
A. C. Mann (SEAL)

S. C. Stamps Cancelled, \$ 8 and 00 Cents.
U. S. Stamps Cancelled, \$ 4 and 40 Cents.

STATE OF SOUTH CAROLINA,
Greenville County.

PROBATE

PERSONALLY appeared before me B. H. Trammell

and made oath that he saw the within named James A. Howard sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with A. C. Mann witnessed the execution thereof.

SWORN to before me, this 12th day of April 1945 }
A. C. Mann (L. S.) }
Notary Public, S. C. } B. H. Trammell

STATE OF SOUTH CAROLINA
Greenville County.

RENUNCIATION OF DOWER.

I, Charlotte Stevenson, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Louise J. Howard the wife of the within named James A. Howard 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 Bernice B. Burnett, 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 12th day of April Anno Domini, 1945 }
Charlotte Stevenson (L. S.) }
Notary Public, S. C. } Louise J. Howard;

Recorded April 13th 1945 at 11:40 o'clock A. M. BY: E.G.