

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, George W. Simpson

in the State aforesaid in consideration of the sum of FOUR THOUSAND EIGHT HUNDRED AND FIFTY (\$4850.00) Dollars

to me paid by Judson W. Barnes and Nell E. Barnes

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 Judson W. Barnes and Nell E. Barnes, their heirs and assigns forever all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in the town of West Greenville, on the South side of Perry Avenue and having the following metes and bounds, to-wit:

BEGINNING at a stake on the South side of Perry Avenue, 34 feet from the corner of a lot formerly owned by L. T. Gerald on Perry Avenue, and running thence along said Avenue 50 feet to a stake; thence S. 22 1/2 W. 191 feet to a stake; thence along line parallel with Perry Avenue, 50 feet to a stake; thence N. 22 1/2 E. 191 feet to the beginning corner. This is the house and lot now known as No. 40 Perry Avenue and is also known and designated as lot No. 6 on the Greater Greenville Tax Map, page 119. The Grantor also conveys any and all rights that he may have in a 13 foot alley shown on said Greater Greenville Tax Map. Grantees are to pay State and County taxes for 1945.

As part of the consideration hereinabove express the Grantees herein by accepting this deed expressly assume and promise to pay the unpaid balance of a certain note secured by mortgage over the above described property executed by George W. Simpson to E. C. Stephens, in the original sum of \$3250.00, said mortgage being recorded in the R. M. C. office for Greenville County in Mortgage Book 336, Page 116 which unpaid balance as of this date is \$3196.25.

The above described land is the same conveyed to me by E. C. Stephens on the 25th day of July 1945, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 278 Page 235

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 Judson W. Barnes and Nell E. Barnes, 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 Judson W. Barnes and Nell E. Barnes, their 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 1st day of October in the year of our Lord one thousand nine hundred and forty-five

Signed, sealed and Delivered in the Presence of George W. Simpson (SEAL) W. D. Workman (SEAL) Emilie M. Bird (SEAL)

S. C. Stamps Cancelled, \$ 4 and 00 Cents. U. S. Stamps Cancelled, \$ 2 and 20 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me Probate Emilie M. Bird

and made oath that she saw the within named George W. Simpson his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with W. D. Workman witnessed the execution thereof.

SWORN to before me, this 1st day of October 1945 W. D. Workman (L. S.) Notary Public, S. C.

Emilie M. Bird

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. Hattie B. Simpson the wife of the within named George W. Simpson 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 Judson W. Barnes and Nell E. Barnes, 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 1st day of October Anno Domini, 1945 Mrs. Hattie B. Simpson W. D. Workman (L. S.) Notary Public, S. C.

Recorded October 3rd 1945 at 4:00 o'clock P. M.

BY: N.S.