

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Jack G. Pearson

in the State aforesaid in consideration of the sum of Three Hundred and No/100 Dollars

to me paid by Ollie E. Powers

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 Ollie E. Powers, her heirs and assigns:

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

situate, lying and being at the corner of Monaghan Avenue and Forest Circle near the City of Greenville, known as Lot No. 10 on plat of Victor Monaghan Company Development No. 1 made by Dalton & Neves, Engineers, December, 1941, recorded in Plat Book M at page 39, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Forest Circle at joint front corner of Lots 10 and 11 and running thence with line of Lot 11, N. 38-30 E. 200 feet to an iron pin; thence S. 51-30 E. 100 feet to an iron pin on the Northwest side of Monaghan Avenue; thence with Monaghan Avenue S. 38-30 W. 175 feet to an iron pin; thence continuing along a curved line with Monaghan Avenue to a point on the Northeast side of Forest Circle (the chord of which is S. 83-30 W. 35.5 feet); thence with the Northeast side of Forest Circle N. 51-30 W. 75 feet to the beginning corner.

This property is conveyed subject to the restrictive covenants which are fully set forth in an instrument recorded in the R. M. C. Office for Greenville County in Deed Book 243, page 146.

Being the same property conveyed to the Grantor herein by deed of Victor Monaghan Company dated September 18, 1944, not yet recorded.

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 Ollie E. Powers, 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 Ollie E. Powers, 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 five

Signed, sealed and Delivered in the Presence of Jack G. Pearson (SEAL) Anne F. Bearden (SEAL) J. A. Henry (SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 Cents. U. S. Stamps Cancelled, \$ 0 and 55 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE PERSONALLY appeared before me Anne F. Bearden

and made oath that she saw the within named Jack G. Pearson sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with J. A. Henry witnessed the execution thereof.

SWORN to before me, this 2nd day of November 19 45 J. A. Henry (L. S.) Notary Public, S. C.

Anne F. Bearden

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER. Divorced

I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the wife of the within named 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 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 day of Anno Domini, 19 (L. S.) Notary Public, S. C.

Recorded November 2nd 19 45 at 2:47 o'clock P. M.

By E.B.