

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Catherine J. Fraser;

in the State aforesaid in consideration of the sum of Eleven Thousand & no/100 (\$11,000.00), Dollars

to me paid by Modern Industries,

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 Modern Industries, and its successors and assigns, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in the City of Greenville, on the East side of River Street, containing 1/3 of an acre, and described as follows:

Beginning at a stake on River Street, at the corner of Lot No. 2 of the "McBee Hill Property" of the Mountain City Land & Improvement Co., now or formerly owned by W. J. Graham; thence along Lot No. 2, S. 69.05 E. 154.7 feet to a stake; thence S. 27.15 W. 59 feet to a stake; corner of Lot No. 4; thence with Lot No. 4, N. 70.30 W. 155 feet to River Street; thence with River Street, N. 26.30 E. 66.2 feet to the beginning corner; being Lot No. 3 of the "Mountain City Land & Improvement Co.'s property", as shown on a plat recorded in the R. M. C. Office for said County and State, in Volume ZZ, at page 482, and is the same lot conveyed to the grantor by C. A. Fraser by deed dated April 12, 1920, and recorded in said office in Volume 48 at Page 294. The Grantee is to pay the 1946 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 Modern Industries, and its successors 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 Modern Industries, and its successors against myself 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 10th day of February in the year of our Lord one thousand nine hundred and forty-six.

Signed, sealed and Delivered in the Presence of Catherine J. Fraser. (SEAL) H. C. Williams (SEAL) C. C. Fraser, Jr. (SEAL)

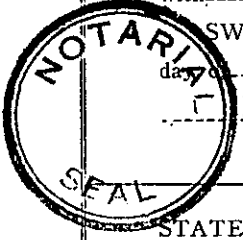
S. C. Stamps Cancelled, \$ 22 and 00 Cents. U. S. Stamps Cancelled, \$ 12 and 10 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me C. A. Fraser, Jr. and made oath that he saw the within named Catherine J. Fraser sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with H. C. Williams witnessed the execution thereof.

SWORN to before me, this 10th day of February 1946 H. C. Williams (L. S.) Notary Public, S. C.

C. A. Fraser, Jr.



STATE OF SOUTH CAROLINA, Greenville County.

Grantor- Woman. RENUNCIATION OF DOWER.

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 & 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 February (L. S.) Notary Public, S. C.

Recorded February 13th 1946 at 3:09 o'clock P. M. BY: E. G.