

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

DEC 18 10 41 AM 1948

Know All Men by These Presents:

That I, Georgia R. McMahan in consideration of the sum of Eleven Hundred (\$1100.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 C. D. Speegle, his heirs and assigns, the following described property:

All that certain piece, parcel or lot of land situate, lying and being at the Southeast corner of the intersection of Douglass Drive and Granada Drive in that area recently annexed to the City of Greenville in County of Greenville, State of South Carolina, being shown as all of Lot 46 and part of Lot 45 adjacent thereto, on Plat of Country Club Estates, prepared by Dalton & Neves, Engineers, in October 1926, which plat is recorded in Plat Book G at page 190 - 191, R. M. C. Office for Greenville County, S. C., and having, according to survey and plat of property of Georgia R. McMahan prepared by Piedmont Engineering Service, dated December 15, 1948, the following metes and bounds, to wit:

Beginning at an iron pin on the Southeast corner of the intersection of Douglass and Granada Drives, and running thence along the Easterly side of Granada Drive S. 32-08 E. 131.5 feet to an iron pin, corner of Lot 47; thence along line of Lot 47 N. 66-38 E. 68 feet to an iron pin in the rear joint line of Lots 45 and 47; thence along new line through Lot 45 N. 23-22 W. 130 feet to an iron pin on the Southerly side of Douglass Drive; thence along southerly side of Douglass Drive, S. 66-38 W. 88 feet to point of beginning.

Being part of the property conveyed to the Grantor by deed of Mary G. Traxler dated March 12, 1947, recorded in Deed Book 309 at page 30.

Grantor to pay 1948 city, state and county taxes. This conveyance is made subject to the restrictions recorded in Deed Book 309, page 30, said R.M. C. Office, and to the additional consideration that no dwelling or structure shall be erected on this lot closer to Douglass Drive than 40 feet.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 17th day of December in the year of our Lord One Thousand Nine Hundred and forty-eight

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Madah M. Bray

Georgia R. McMahan (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Madah M. Bray

and made oath that She saw the within named grantor(s) Georgia R. McMahan sign, seal and as her act and deed deliver the within written deed, and that She, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 17th day of December, A. D. 1948. Notary Public for South Carolina

Handwritten signature of Madah M. Bray

State of South Carolina, Greenville County

RENUNCIATION OF DOWER NO DOWER NECESSARY-GRANTOR A WOMAN Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named



ie, did declare that she does freely, vol- ever, renounce, release, and forever re- Heirs and Assigns, all her interest and emises within mentioned and released.

day of \_\_\_\_\_, 19\_\_\_\_ (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_ Recorded this 18th day of December 19 48, at 10 M., No. 41 A. 27546

211-3-1 x 39 out of 211-3-2