

TITLE TO REAL ESTATE--Offices of MANN, ARNOLD & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, M. M. Sanders in the State aforesaid, in consideration of the sum of Sixty Five Hundred & No/100 (\$6500.00) ---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

Clyde V. Emerson, his heirs and assigns, forever:

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on the South side of McDowell Street, near the City of Greenville, being known and designated as Lot No. 15, of Block C, on plat of property of Woodville Heights made by W. J. Riddle, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book L at Pages 14 and 15, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the South side of McDowell Street, which pin is 161.7 feet from the Southwest intersection of McDowell Street and Alice Street, and running thence with the rear lines of Lots Nos. 14, 13, 12, 11 and 10, S. 2-15 W. 257 feet to an iron pin in rear line of Lot No. 10; thence with the rear line of Lot No. 7, S. 73-10 W. 40.5 feet to an iron pin, corner of Lot No. 16; thence with the line of said lot, N. 4-10 W. 242.8 feet to an iron pin on McDowell Street; thence with the Southern side of McDowell Street, N. 67-38 E. 68.8 feet to the beginning corner.

The above described property is the same conveyed to me by C. W. Cartee by deed dated May 3, 1943, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 253, Page 213.



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 25th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-one

Signed, Sealed and Delivered in the Presence of

W. Harold Arnold, Cecile S. Bonister

M. M. Sanders, Dorothy I. Sanders

(Seal), (Seal)



State of South Carolina, Greenville County

Personally appeared before me Cecile S. Bonister

and made oath that she saw the within named grantor(s) M. M. Sanders sign, seal and as his act and deed deliver the within written deed, and that she, with W. Harold Arnold witnessed the execution thereof.

Sworn to before me this 25th day of April, A. D. 1951

W. Harold Arnold, Notary Public for South Carolina

Cecile S. Bonister

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John R. Zachary, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Dorothy I. Sanders wife of the within named M. M. Sanders 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 Clyde V. Emerson, his 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 25th day of April, A. D. 1951

John R. Zachary, Notary Public for South Carolina

Dorothy I. Sanders

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 26th day of April 1951 at 2:11 P. M., No. 9730

10-6-11