

STATE OF SOUTH CAROLINA,

NOV 29 5 24 PM 1954

GREENVILLE COUNTY

For True Consideration See Affidavit

Book 17 Page 98

OLLIE FARNSWORTH

Know All Men by These Presents:



That I, W. RUFUS ELLIS

in consideration of the sum of Ten Dollars and other considerations

in the State aforesaid, 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 Homer L. Pruitt, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, in Greenville Township, Greenville County, State of South Carolina, on the South side of Wedgewood Avenue, being shown as Part of Lot 12 and Part of Lot 14, on plat of West Croftstone Acres, prepared by W. D. Neves, March, 1917, which plat is recorded in Plat Book "E", at pages 35-36, R.M.C. Office for Greenville County, S. C., and having according to a recent survey and plat of Property of R. S. Cresswell, prepared by Piedmont Engineering Service, October, 1947, recorded in said R.M.C. Office in Plat Book "U", page 139, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Wedgewood Avenue, 100 feet S. 51-19 W., from the joint front corner of Lots 12 and 14, and which pin is 500 feet more or less from Northern edge of Rutherford Road; thence S. 16-03 E., 218.7 feet to an iron pin; thence N. 52-58 E., 78.9 feet to an iron pin, joint rear corner of Lots 12 and 14; thence N. 66-46 E., 50 feet to iron pin, corner of lot heretofore sold to Allen; thence along Allen line, N. 11-51 W., 241.5 feet to iron pin on South side of Wedgewood Avenue; thence along South side of said Avenue, S. 53-20 W., 50 feet; joint front corner of Lots 12 and 14; thence continuing along said Avenue, S. 51-19 W., 100 feet to the beginning point.

This is the same property conveyed to the Grantor by deed of R. S. Cresswell, dated July 16, 1948, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 354, at page 170.

This property is conveyed subject to the easement granted the City of Greenville for water line crossing the property as shown by the recorded plat referred to above.

Grantor to pay 1954 taxes.

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 26th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

Evelyn H. Reeves (Seal) W. Rufus Ellis (Seal) Patrick C. Fant (Seal)



State of South Carolina,

Personally appeared before me Evelyn H. Reeves

Greenville County

and made oath that She saw the within named grantor(s) W. Rufus Ellis sign, seal and as his act and deed deliver the within written deed, and that She, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 26th day of November, A. D. 19 54.

Patrick C. Fant (Seal) Evelyn H. Reeves

State of South Carolina,

RENUNCIATION OF DOWER

Greenville County

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Louise R. Ellis wife of the within named W. Rufus Ellis 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, Homer L. Pruitt, 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 26th day of November, A. D. 19 54.

Patrick C. Fant (Seal) Louise R. Ellis

Recorded this 29th day of November 19 54, at 5:24 P.M., No. 27358

55-5-2417