

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

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

ALLIE FARRINGTON
R.M.C.

Know All Men by These Presents:

That I, Simon L. Beerstein in the State aforesaid, in consideration of the sum of THREE THOUSAND FIVE HUNDRED & NO/100 (\$3,500.00) - - - - - DOLLARS, of which \$2,613.51 is by mortgage assumption and \$886.49 by cash 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

Wylie Y. Watkins and Pally R. Watkins, their heirs and assigns, forever:

All that piece, parcel or lot of land in the State and County aforesaid, being designated as the Northern half of Lot No. 55 on plat of Super-Highway Home Sites recorded in the R. M. C. Office for Greenville County in Plat Book "P" at page 53 and having, according to said plat and a more recent plat of property of Simon L. Beerstein dated 15 January 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Shadow Lane at the joint corner of lot Nos. 55 and 56 and running thence along the joint line of said lots S. 86-45 E. 160 feet and N. 51-15 E. 174 feet to an iron pin; thence S. 30-30 E. 333.6 feet to an iron pin; thence in a new course through the approximate center of lot No. 55, N. 88-22 W. 170.8 feet to an iron pin on the Eastern side of Shadow Lane; thence with Shadow Lane N. 2-00 E. 175 feet to the beginning corner.

This conveyance is subject to Restrictive Covenants of record in Vol. 291 at pages 369 and 370 and as may be shown on Plat Book P at page 53.

This conveyance is further subject to all easements and rights of way of record. The grantees assume the note and mortgage of the grantor to Homes, Inc., the mortgage being recorded in 624, at page 218, the present balance being \$2,613.51.

Grantee to pay 1956 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 their 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 18th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-six

Signed, Sealed and Delivered in the Presence of

Mollie F. Wood
J. A. [Signature]

Simon L. Beerstein (Seal)
[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

State of South Carolina
Greenville County

Personally appeared before me Mollie F. Wood

and made oath that she saw the within named grantor(s) Simon L. Beerstein sign, seal and as his act and deed deliver the within written deed, and that she, with J. A. [Signature] witnessed the execution thereof.

Sworn to before me this August day of August, A. D. 1956
[Signature] Notary Public for South Carolina

Mollie F. Wood

State of South Carolina
Greenville County

RENUNCIATION OF DOWER

I, Ira A. Giles, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha D. Beerstein wife of the within named Simon L. Beerstein 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 Wylie Y. Watkins and Pally R. Watkins, their 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 18th day of August, A. D. 1956
[Signature] Notary Public for South Carolina

Martha D. Beerstein

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 10:57 A.M.
Recorded this 27th day of August 1956, at 1 M., No. #21756

P15.3 6-2