

TITLE TO REAL ESTATE—C. Victor Pyle, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

Know All Men by These Presents:

That I, Ponnice Broadus, in consideration of the sum of One Dollar, love and affection, in the State aforesaid, ~~XXXXXX~~

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

L. P. Pickett, his heirs and assigns: All my right, title, interest and estate in and to all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, about three miles south west from Greer, lying on the northern side of the old Chick Springs Road, and being a part of Lot No. 71 as shown on Plat of Property of T. W. Dill Estate prepared by S. C. Moon, October, 1940, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the dividing line of Lots Nos. 70 and 71 at a distance of 390 feet from the joint corner of Lots Nos. 65, 66 and 70 and 71, and runs thence with the said dividing line S. 60-00 W., 100.1 feet to an iron pin on the said line; thence a new line S. 32-50 E., 212 feet to a point in the center of the said old Chick Springs Road; thence with the center of the said road N. 60-00 E., 100.1 feet to a point in the center of the said road; thence another new line N. 32-50 W., 212 feet to the beginning corner, and containing 1/2 acres, more or less. The last line given runs through the center of the well that serves the house on the above described lot and the house on the eastern side of the above described lot.

This property is identically the same conveyed to Ponnice Broadus and James W. Broadus by deed recorded in Deed Book 300, page 238, the said James W. Broadus having departed this life intestate December 22, 1957, the said Ponnice Broadus inheriting from the said James W. Broadus a one-fourth undivided interest in the above described property, making grantor's interest in said property a three-fourths undivided interest which is conveyed to grantee by this conveyance.

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 29th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-eight.

Signed, Sealed and Delivered in the Presence of
Eugenia S. Pyle
C. Victor Pyle
Ponnice Broadus
(Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County } Personally appeared before me Eugenia S. Pyle and made oath that he saw the within named grantor(s) Ponnice Broadus written deed, and that he, with C. Victor Pyle sign, seal and as her act and deed deliver the within witnessed the execution thereof.
Sworn to before me this 29th day of August, A. D. 1958.
C. Victor Pyle (Seal)
Notary Public for South Carolina
Eugenia S. Pyle

State of South Carolina, Greenville County } RENUNCIATION OF DOWER WOMAN GRANTOR I, Notary Public, do hereby certify unto all whom it may concern, that Mrs. 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 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 _____ day of _____, A. D. 19____.
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 29th day of August 1958, at 10:49 A.M., No. 5627
T13-3-16D