

Vol. 41—Title to Real Estate
 Whereas, H. G. Burns herebefore executed and delivered to H.V. Sheppard a certain deed in writing setting out one sixteenth day of December, 1911, and recorded in the office of the Register of Mesne Conveyances for said County and State on the nineteenth day of December, 1911, in Book 17, at page 43; And whereas, it was intended by said deed to convey the tract of land hereinafter described; but said deed was erroneous in certain particulars; Now, therefore, for the purpose of correcting said errors.

County of Greenville
 NOW, KNOW ALL MEN BY THESE PRESENTS, That I, the said M. G. Burns
 in the State aforesaid
 in consideration of the sum of one dollar DOLLARS,
 to me in hand paid at and before the sealing of these presents by
H. V. Sheppard

(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 H. V. Sheppard all that piece or parcel of land lying and being in Butler Township, State and County aforesaid, and known as part of the Larry Fowler tract, adjoining lands of G.P. Elder, Mahaffey, Ward and others, and having the following metes and bounds, to wit:—Beginning at a stake in the spring branch, G.P. Elder corner, and running thence up the branch, branch the line, 3.72 chains to a maple X-1-1-1; thence with said Elders line S. 78½° W. 15.38 chains to the center of Augusta Road; thence with said road South 21 chains to a stone; thence N. 89½° E. 17.40 chains to a sweet gum; thence N. 2° E. with Mahaffey's line 26.00 chains to the beginning corner, and containing forty-five and one-tenth (45.10) ac res, more or less.

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 said H. V. Sheppard and his heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said H. V. Sheppard, and his heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this fourth day of December in the year of our Lord one thousand nine hundred and sixteen and in the one hundred and forty first year of the Sovereignty and Independence of the United States of America.
 Signed, Sealed and Delivered in the presence of,
J. D. Sheppard } M. G. Burns (L. S.)
L. O. Patterson } (L. S.)
 (L. S.)

THE STATE OF SOUTH CAROLINA, }
 County of Greenville }
 PERSONALLY appeared before me J. D. Sheppard
 and made oath that he saw the within named M. G. Burns
 sign, seal, and as his act and deed, deliver the within written Deed; and that he, with L. O. Patterson witnessed the execution thereof.
 SWORN to before me, this fourth day of December A. D. 1916
L. O. Patterson (L. S.) J. D. Sheppard
 Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, }
 County of Greenville }
 I, L. O. Patterson, a N. P. for South Carolina do hereby certify unto all whom it may concern that Mrs. Susan Burns the wife of the within named M. G. Burns 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 the within named H. V. Sheppard and his heirs and assigns, all her interest and estate, and also 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 fourth day of December A. D. 1916
L. O. Patterson (L. S.) her Susan I Burns
 Notary Public for S. C. mark.
 Recorded for: Dec. 8,

John G. Smith DEED TO H. V. Sheppard
 THE STATE OF SOUTH CAROLINA, }
 County of Greenville }

NOW, KNOW ALL MEN BY THESE PRESENTS, That I, John G. Smith, of the County of Greenville
 in the State aforesaid
 in consideration of the sum of Twenty-eight hundred (\$2800.00) DOLLARS,
 to me in hand paid at and before the sealing of these presents by
H. V. Sheppard.

(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 H. V. SHEPPARD, all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Butler Township, about eleven miles from the city of Greenville, on the west side of the road from Simpsonville to Batesville (referred to in previous deeds as the "old Augusta Road"), being composed of four separate parcels of land which adjoin each other and constitute extract containing forty eight (48) acres, more or less. Three of said tracts of land have collectively the following metes and bounds, to wit: Beginning at a stake on the west side of the "Old Augusta Road", and running thence along the line of the one and a quarter (1¼) acre tract next hereinafter referred to S. 40° W. 6.38 chains to a post oak; thence N. 55½° W. 11.54 chs to a stake; thence N. 57° W. 3.34 chs. to a stake; thence N. 1½° W. 21.00 chs to a stake; thence N. 24° E 4.15 chs to a stone on road leading to the old John Henderson home; thence S. 72½° E 15.33 chs to a stone on the "Old Augusta Road"; thence along said road S. 6½° E. 3.40 chs to a stone on said road; thence S. 3° W 11.25 chs. to a bend in said road; thence along said road S. 7° W. 9.44 chs to the beginning corner; containing forty-six and three fourths (46¾) acres, more or less, and conveyed to me as three separate tracts under the following deeds, to wit: (a) A Deed from J.W. Williams, conveying thirty-one and three-fourths (31¾) acres, more or less, dated November 22, 1902, and recorded in the office of the Register of Mesne Conveyances for said County and State on November 29, 1902, in Deed Book "J.J.J.", page 97; (b) a deed from David Burns conveying ten (10) acres, more or less, dated January 3, 1905, and recorded in said office on the day of its date in Deed Book "M.N.N". page 426; (c) A deed from R.A. Bell conveying five (5) acres, more or less, dated April 18, 1908, and recorded in said office on June 22, 1908, in Deed Book "Z.Z.Z" page 7. The fourth of said tracts intended to be hereby conveyed contains one and a quarter (1¼) acres more or less, is approximately triangular in shape and lies south-east of and adjoining the 46¾ acre tract hereinabove described by courses and distances being between the south end of said tract and the said "Old Augusta Road", and being the same lot of land conveyed to me, the said John G. Smith, by deed from W.L. Ford bearing date November 1, 1907, and recorded in said office on June 22, 1908, in deed Book "Z.Z.Z" page 8. There is no mortgage judgment or other lien or incumbrance of any part upon

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. said land or any part thereof.
 TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said H. V. Sheppard and his heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said H. V. Sheppard and his heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this eighth day of December in the year of our Lord one thousand nine hundred and sixteen and in the one hundred and forty first year of the Sovereignty and Independence of the United States of America.
 Signed, Sealed and Delivered in the presence of
Mary R. Nesbitt } J. G. Smith (L. S.)
L. O. Patterson } (L. S.)
 (L. S.)

THE STATE OF SOUTH CAROLINA, }
 County of Greenville }
 PERSONALLY appeared before me Mary R. Nesbitt
 and made oath that she saw the within named John G. Smith
 sign, seal, and as his act and deed, deliver the within written Deed; and that she, with L. O. Patterson witnessed the execution thereof.
 SWORN to before me, this eighth day of December A. D. 1916
L. O. Patterson (L. S.) Mary R. Nesbitt
 Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, }
 County of Greenville }
 I, L. O. Patterson, a N.P. for S.C. do hereby certify unto all whom it may concern that Mrs. Mattie A. Smith the wife of the within named John G. Smith 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 the within named H. V. Sheppard and his heirs and assigns, all her interest and estate, and also 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 eighth day of December A. D. 1916
L. O. Patterson (L. S.) Mattie A. Smith
 Notary Public for S. C.
 Recorded for: Dec. 8, 1916