

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
 :
 COUNTY OF GREENVILLE)

WHEREAS, J. A. Tolbert, late of the County and State aforesaid, departed this life intestate, seized and possessed of the land hereinafter described, together with other lands, and leaving surviving him as his heirs at law and distributees, his widow, Lena Tolbert, and his children who are the grantors and grantees hereinafter named, all of whom are over the age of twenty-one years and free from disability.

AND WHEREAS, said heirs at law have agreed among themselves upon a partition of said lands,

NOW KNOW ALL MEN BY THESE PRESENTS, That we, Lena Tolbert, Robbie T. Tolbert, James M. Tolbert, Mark B. Tolbert, Ernest Tolbert, Lee Alice Brockman, Amos Tolbert, I. Garland Tolbert and Theodore R. Tolbert, in the State aforesaid, in consideration of the partition of the lands of the said J. A. Tolbert among themselves, to us in hand paid at and before the sealing of these Presents by MELVIN C. TOLBERT (the receipt whereof is hereby acknowledged) have granted, bargained and sold and released, and by these presents do grant, bargain, sell and release unto Melvin C. Tolbert, his heirs and assigns, all that tract of land situate in the State and County aforesaid in the City of Greenville on Leach Street being $\frac{1}{2}$ of Lot No. 35 of lands of Mountain City Land and Improvement Co. conveyed by said Company by its deed dated June 19, 1899 deed recorded in the R. M. C. Office for said Greenville County in Deed Book FFF Page 617 and having the following metes and bounds:

BEGINNING on the East side of Leach Street at corner of Mayfield land; thence S. 76 E. 100 feet S. 18 W. 43 feet line running parallel to Leach Street; thence N. 76 W. 100 feet to Leach Street; thence with Leach Street N. 18 E. 43 feet to the beginning corner containing 4300 square feet more or less. See deed recorded in Deed Book 26 Page 100.

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 Melvin C. Tolbert, his heirs and assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Melvin C. Tolbert, his heirs and assigns and against us and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this day of August, 1946.

Signed, sealed and delivered
 in the presence of:

Bertha B. Cely
B. A. Morgan

Bertha Williams
Welder A. Graves

Jean M. Morris
Ruth A. Gordon

Lena Tolbert (SEAL)
Robbie Tena Tolbert (SEAL)
Amos B. Tolbert (SEAL)
James M. Tolbert (SEAL)
Ernest Tolbert (SEAL)
Mark B. Tolbert (SEAL)

T. R. Tolbert (SEAL)

Lee Alice Brockman (SEAL)

I. Garland Tolbert (SEAL)

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PERSONALLY appeared before me Bertha B. Cely and makes oath that she saw the within