

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

APR 8 4 53 PM 1953

Know All Men by These Presents:

That I, Erastus Pearson,

in the State aforesaid,
DOLLARS,

in consideration of the sum of \$5.00 and Love and Affection

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

JAMES WILLIAM PEARSON, his heirs and assigns forever,

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lots Nos. 3 and 4 as shown on plat of property of W. E. Reeves made by W. J. Riddle, Surveyor, June 1949 and recorded in Plat Book "Q", at page 59, RMC Office for Greenville County and having the following metes and bounds:

BEGINNING at the corner of Lot 3 at corner of Reeves Avenue and Murrell Street and running thence North 1-15 West 177 feet to line of Lot 7; running thence North 88-45 East along line of Lot 7, 114.2 feet; running thence South 1-35 East 158.2 feet to a point on Murrell Street at corner of Lots 4 and 5; running thence South 80-45 West 117 feet to the point of beginning and being shown on the County Block Book at WGI-3-18-19.

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 1st day of April in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

Geraldine Welch

J.B. Ricketts

Erastus ^{his} *Pearson* (Seal)

----- (Seal)

----- (Seal)

----- (Seal)

----- (Seal)

State of South Carolina,

Greenville County

Personally appeared before me

Geraldine Welch

and made oath that she saw the within named grantor(s)

Erastus Pearson

written deed, and that she, with J. B. Ricketts

sign, seal and as his

act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 1st day of April, A. D. 19 53

J.B. Ricketts (Seal)
Notary Public for South Carolina

Geraldine Welch

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I,

Geraldine Welch

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Gertrude Pearson

wife of the within named Erastus Pearson

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 James William Pearson, 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 1st day of April, A. D. 19 53

Geraldine Welch (Seal)
Notary Public for South Carolina

Gertrude Pearson

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 8th day of April 19 53, at 4:53 P. M., No. #8014

WGI-1-1-27228