

TITLE TO REAL ESTATE-

State of South Carolina

GREENVILLE COUNTY

WHEREAS, C. L. Brown departed this life, intestate, about the year 1935, leaving as his sole Heirs at Law, his widow, Fannie Ellen Brown, and two sons, Ernest Brown and Theron Earle Brown; and Whereas it is now the desire of all parties to convey to Theron Earl Brown his portion, NOW THEREFORE

Know All Men by These Presents:

That We, Fannie Ellen Brown Mills and Earnest Lee Brown, - - - - in the State aforesaid, in consideration of the sum of One Dollar and division of real estate - - - - DOLLARS,

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 grantee, Theron Earl Brown, his Heirs and Assigns forever, ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, about six miles north from Greer, S. C., in Oneal Township, lying on the north side of the Bruce Road, being bounded on the north by Beaver Dam Creek and lands of Dean Bruce, on the east by the remainder of the 10 acres, more or less, tract which C. L. Brown was seized and possessed of at the time of his decease; on the south by the said Bruce Road and on the west by lands of W. O. and Mildred Durham (formerly Laura J. Durham, and having the following courses and distances, to wit:-

Beginning on an iron pin on the north bank of the said road, joint corner of the said W. O. and Mildred Durham lands, and runs thence N. 61-45 E. 145 feet to a point in the center of the said road; thence N. 52-45 E. 100 feet to a nail and stopper in the center of the said road; thence N. 12-15 W. 20 feet to an iron pin on the north bank of the said road, then continueing with the same course for a total distance of 660 feet to an iron pin on the south bank of the said Beaver Dam Creek (center of the creek being the next line); thence up the south bank of the creek N. 48-30 W. 50.5 feet to an iron pin on the south bank of the creek at the mouth of a branch, joint corner of the Durham lands; thence with the Durham lines, S. 13-45 W. 158 feet to an iron pin; thence S. 22-00 W. 172 feet to an iron pin; thence S. 7-45 E. 499.5 feet to the beginning corner, containing Two and Ninety Two One-hundredths (2.92) acres, 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 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 30th day of April in the year of our Lord One Thousand Nine Hundred and Fifty Three

Witnesses: Fannie Ellen Brown, Earnest Lee Brown, Theron Earl Brown, Marvin R. Reese

Fannie Ellen Brown Mills (Seal), Earnest Lee Brown (Seal), Theron Earl Brown (Seal), Marvin R. Reese (Seal)

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Personally appeared before me Mrs. B. E. Bates and made oath that she saw the within named grantor(s) Fannie E. Brown Mills and Earnest Lee Brown sign, seal and as her act and deed deliver the within written deed, and that she, with Marvin R. Reese witnessed the execution thereof.

Sworn to before me this 30th day of April, A. D. 1953. Marvin R. Reese (Seal) Notary Public for South Carolina

Mrs. B. E. Bates

State of South Carolina

Greenville COUNTY

no - RENUNCIATION OF DOWER I, Earnest Lee Brown Notary Public, do hereby certify that Mrs. Fannie Ellen Brown is not married

unto all whom it may concern, that Mrs. Fannie Ellen Brown, wife of the within named Earnest Brown, 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 Theron Earl Brown, 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 May, A. D. 1953. Notary Public for South Carolina