

TITLE TO REAL ESTATE-Prepared by HINSON, TRAZER & HAMER, A. MAR 17 1954

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY, DELIE FARNSWORTH R.M.C.

Know All Men by These Presents:



That I, Wallace Cely, in consideration of the sum of TEN THOUSAND, FIVE HUNDRED AND NO/100 (\$10,500.00) - - - - - 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 CHESTER W. JOHNSTON, his heirs and assigns, forever:

All that certain lot of land in Greenville County, State of South Carolina, on the Western side of Briarcliff Drive (formerly Park Street) in the City of Greenville, being shown as Lot No. 2 on subdivision of Tract No. 1 of Overbrook Land Co., made by R. E. Dalton in June, 1924, recorded in Plat Book "J", at page 81, and described as follows:

BEGINNING at a stake on the western side of Briarcliff Drive at corner of Lot No. 1 and running thence with the line of said lot S. 79-50 W. 57 feet to a stake on Overbrook Road; thence with the Eastern side of Overbrook Road S. 5-15 E. 100 feet to a stake at corner of Lot No. 3; thence with the line of said lot N. 89-49 E. 96.6 feet to a stake on Briarcliff Drive; thence with the western side of said Drive N. 24-27 W. 120 feet to beginning corner.

The grantee herein is to pay 1954 taxes on the above-described property.

This is the same property conveyed to grantor herein by W. R. Taber by deed dated March 31, 1953, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 475, page 398.

A 3-foot strip fronting on Overbrook Road has been conveyed to <sup>Sue H.</sup> ~~XXX~~ Harrison by deed to be recorded, and this conveyance specifically excepts the said 3-foot strip from the conveyance herein. The said 3-foot strip is triangular in shape.

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 16th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of: Anne M. White, Edward Ryan Hamer, Wallace Cely (Seal), (Seal), (Seal), (Seal)

State of South Carolina, Greenville County

Personally appeared before me Anne M. White

and made oath that she saw the within named grantor(s) Wallace Cely sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 16th day of March, A. D. 19 54. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Anne M. White

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Bertha B. Cely wife of the within named Wallace Cely 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 Chester W. Johnston, 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 16th day of March, A. D. 19 54. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Bertha B. Cely

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 17th day of March 19 54 at 1:44 P.M., No. #6091

92-3-2