

TITLE TO REAL ESTATE—Prepared by HINSON, TRAXLER & HAMER, A

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY



FILED MAY 7 2 47 PM 1954
LILLIAN FANNING
R.M.C.

Know All Men by These Presents:

That We, James C. Mundy, III, Ruth M. Creech and William D. Mundy in the State aforesaid, in consideration of the sum of TWO THOUSAND, TWO HUNDRED FORTY-FIVE AND NO/100 (\$2,245.00) - - - 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 W. G. BELL, his heirs and assigns:

All that piece, parcel or lot of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 45, Section I, Lake Forest, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "GG", page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Tranquil Avenue, joint front corner Lots 45 and 46, and running thence N. 2-24 E. 238.7 feet to an iron pin, joint rear corner Lots 45 and 46; thence N. 89-30 W. 41.8 feet to an iron pin, joint rear corner Lots 44 and 45; thence along the line of Lots 44 and 45, being also the line of a drainage easement, S. 24-16 W. 224.5 feet to an iron pin on the Northerly side of Tranquil Avenue, joint front corner of Lots 44 and 45; thence along the curve of Tranquil Avenue, the chord of which is S. 67.51 E. 70 feet and S. 82-05 E. 60 feet to an iron pin, the point of beginning.

The above property is conveyed subject to recorded and existing building restrictions, easements and rights-of-way.

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

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 6th day of May 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

JAMES C. MUNDY, III,
By: Emily B. Mundy (Seal)
Attorney-in-Fact.
Ruth M. Creech (Seal)
William D. Mundy (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) James C. Mundy, III, Ruth M. Creech and William D. Mundy sign, seal and as their act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 6th day of May, A. D. 1954

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. Emily B. Mundy and Joan B. Mundy, wife of the within named James C. Mundy, III, and William D. Mundy, 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 W. G. Bell, 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 6th day of May, A. D. 1954

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Emily B. Mundy
Joan B. Mundy

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 7th day of May 1954 at 2:47 P.M. M. No. #10218

277-247