

5M-9-57 TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville, S. C.

JUL 8 1 34 PM 1958

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OLLIE F. WORTH R.M.C.

Know All Men by These Presents:

That I, Johnnie Ferguson, in consideration of the sum of Ten (\$10.00), love and affection to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Edith S. Ferguson, her heirs and assigns forever, an undivided one-half interest in and to the following described property, to-wit:

All that lot of land situate near the City of Greenville, County of Greenville, State of South Carolina, being known as a portion of lots nos. 42, 43 and 44 according to the plat of Washington Heights made by McDowell & Moore, dated December 1944, and recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 107, and having, according to a more recent survey by T. C. Adams, dated December 8, 1954, entitled Property of Johnnie Ferguson of record in the R.M.C. Office for Greenville County in Plat Book HH at Page 181, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Washington Loop, which iron pin is situate 14.9 feet east of the joint front corner of lots nos. 42 and 43 and which iron pin is situate 1174.2 feet west of the intersection of Washington Loop and Pine Street and running thence along the northern side of Washington Loop, N 69-45 W, 40.2 feet to an iron pin (which iron pin is situate 10 feet east of the joint front corner of lots 43 and 44); thence N 7-50 E, 136.5 feet to an iron pin in the rear line of lot no. 44 (which iron pin is situate 8.7 feet west of the joint rear corner of lots nos. 43 and 44); thence S 67-00 E, 79.7 feet to an iron pin in the rear line of lot no. 42; thence through the line of lot no. 42, S 20-15 W, 129.2 feet to an iron pin, point of beginning.

The above described property being the same conveyed to me by J. H. Mauldin by Deed dated December 10, 1954, and re-recorded in the R. M. C. Office for Greenville County in Deed Book 513 at page 543.

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 her 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 8th day of July in the year of our Lord One Thousand Nine Hundred and fifty-eight.

Signed, Sealed and Delivered in the Presence of

Johnnie Ferguson (Seal) Ruth L. Ivey (Seal) Ernest J. Howard (Seal)

State of South Carolina

Personally appeared before me Ruth L. Ivey

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and made oath that she saw the within named grantor(s) Johnnie Ferguson sign, seal and as his act and deed deliver the within written deed, and that she, with Ernest J. Howard witnessed the execution thereof.

Sworn to before me this 8th day of July, A. D., 1958

Notary Public for South Carolina

State of South Carolina

RENUNCIATION OF DOWER

I, Ernest J. Howard,

Notary Public, do hereby certify

COUNTY OF GREENVILLE

unto all whom it may concern, that Mrs. Edith S. Ferguson, wife of the within named Johnnie Ferguson 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 Edith S. Ferguson, her 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 8th day of July, A. D., 1958

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 1:34 P. M. Recorded this 8th day of July 1958 at M, No. 993

176-1-56.1