

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

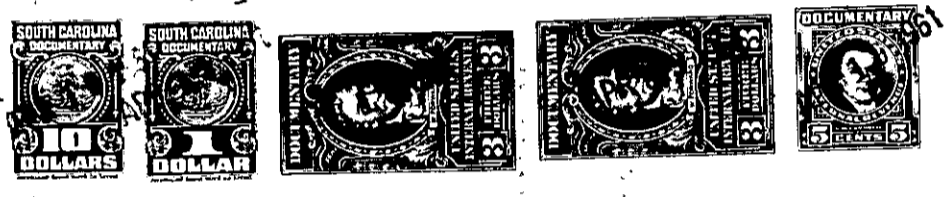
APR 19 9 31 AM 1961

Know All Men by These Presents:

That J. R. Ellis in the State aforesaid, in consideration of the sum of Five Thousand Two Hundred (\$5,200.00) DOLLARS, 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 Kathleen Nelson and Grace C. Nelson, their heirs and assigns, the following described property:

All that piece, parcel or lot of land situate, lying and being in Cleveland Township and according to plat of property of B. H. Trammell made by J. C. Hill, L. S., January 13, 1950 and recorded in the R. M. C. Office for Greenville County in Plat Book "X", at page 103, having the following metes and bounds, to wit:

BEGINNING at a point in the center of Gap Creek Road, which point is just east of the intersection of said Gap Creek Road and Jones Gap Road and running thence with the center of said Gap Creek Road, N. 86-10 E. 543.1 feet; thence N. 70-15 E. 80.5 feet; thence N. 50-30 E. 56 feet, more or less, to a point on the West bank of Middle Saluda River; thence down and with the meanders of said river in a southerly direction 586 feet, more or less, to an iron pin; thence N. 52-30 W. 760.8 feet, more or less, to the point of beginning, containing 4.09 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 their 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 25th day of March, in the year of our Lord One Thousand Nine Hundred and Sixty One.

Signed, Sealed and Delivered in the Presence of
Helen W. Carter (Seal)
Richard J. Foster (Seal)
J. R. Ellis (Seal)

State of South Carolina
COUNTY OF GREENVILLE
Personally appeared before me Helen W. Carter
and made oath that s he saw the within named grantor(s) J. R. Ellis sign, seal and as his act and deed deliver the within written deed, and that s he, with Richard J. Foster witnessed the execution thereof.
Sworn to before me this 25th day of March, A. D., 1961
Richard J. Foster (Seal)
Notary Public for South Carolina

State of South Carolina
COUNTY OF GREENVILLE
RENUNCIATION OF DOWER
I, Richard J. Foster Notary Public, do hereby certify unto all whom it may concern, that Mrs. Frances Oxner Ellis wife of the within named J. R. Ellis 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 Kathleen Nelson, Grace C. Nelson, their 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 25th day of March, A. D., 1961
Richard J. Foster (Seal)
Notary Public for South Carolina
Frances Oxner Ellis

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ A.
Recorded this 19th day of April 1961, at 9:31 M., No. #25761

675-2-1-45