

TITLE TO REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Vol 1045 p. 789

KNOWN ALL MEN BY THESE PRESENTS, that Mattie J. Gaines

in consideration of Two Thousand Five Hundred and no/100ths (\$2,500.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

J. Haskell and Mildred Ballenger, their heirs and assigns, forever:

All that piece, parcel and lot of land situate, lying and being in the state and county aforesaid in the Town of Greer, fronting on Needmore Street (now Forest Street):

BEGINNING on Needmore (Forest) Street on former J. S. Jenkins Line and runs; thence, nearly North with said street Ninety (90) feet; thence, nearly East One Hundred Fifty (150) feet; thence, nearly South parrallel with said street One Hundred Twenty-five (125) feet; thence, nearly West to beginning corner on Needmore (Forest) Street surrounded by lands formerly owned by M. D. Littlefield and J. S. Jenkins.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, if any, affecting the above described property.

DERIVATION: See Deed Book 17 at Page 509 in the R.M.C. Office for Greenville County, South Carolina. From M. D. Littlefield, recorded on March 5, 1912.

Whereas, J. S. Jenkins died Testate on or about June 9, 1966, leaving a life estate in his wife, Nancy Jenkins, with remainder to Nathaniel Jenkins, William Jenkins, Mattie Jenkins, Shurman Jenkins, Maiden Ann Jenkins and James Jenkins, Jr., and whereas, at the time of J. S. Jenkins death, only Nancy Jenkins, Shurman Jenkins and Mattie Jenkins were alive, and whereas Nathaniel Jenkins, William Jenkins, Maiden Ann Jenkins were never married and had no children and whereas, Shurman Jenkins (also known as Sherman Jenkins) died Intestate on or about July 1, 1976, and Nancy Jenkins is deceased, now therefore, title now rests in the survivor Mattie Jenkins now known as Mattie J. Gaines, the Grantor herein.

NO TITLE SEARCH.

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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs, successors and assigns against the grantor(s) and the grantor(s)'s heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 27th day of October 1976

SIGNED, sealed and delivered in the presence of:

Robert D. Smith
James Ballenger

Mattie J. Gaines (SEAL)
MATTIE J. GAINES (SEAL)

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
NOV-8-76 02.75

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of October 1976

Robert D. Smith (SEAL)
Notary Public for South Carolina
My commission expires: 9-17-85

Robert D. Smith

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NO RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs, successors and assigns, all her right and claim of dower of, in and to all and singular the premises hereinbefore described.

GIVEN under my hand and seal this 27th day of October 1976

Robert D. Smith (SEAL)
Notary Public for South Carolina.
My commission expires: 9-17-85

RECORDED this 27th day of NOV 8 1976 at 12:03 P.M., No. 12001

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