

TITLE TO REAL ESTATE - Offices of L. E. WOOD, Attorney at Law, Greer, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, -- Calvin Farmer, in the State aforesaid, in consideration of the sum of Five thousand, Two hundred Fifty and no/100 (\$5250.00) DOLLARS, paid by W. Edwin Scruggs, Sr. and Mamie Sue T. Scruggs, 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), has (have) granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said W. Edwin Scruggs, Sr. and Mamie Sue T. Scruggs, their heirs and assigns forever:-

That certain parcel or lot of land, with the improvements thereon, in the City of Greer, Chick Springs Township, School District #285, said County and State, on the East side of Poplar Drive (formerly Pelham Road), and having the following courses and distances, as delineated by plat thereof by H. S. Brockman, February 25-1953, to-wit:-

Beginning at iron pin on east side of Poplar Drive, corner of lot formerly sold to and owned by Harley, and runs thence N 80-31 E forty-nine and four-tenths (49.4) feet to stake or pin; thence N 75-54 E two hundred twelve and one-tenth (212.1) feet to iron pin; thence N 14-51 W fifty and two-tenths (50.2) feet to a concrete monument; thence S 77-55 W one hundred twenty-three (123) feet to iron pin at angle: thence N 88 W one hundred twenty (120) feet to eastern edge of said Poplar Drive; thence therewith, S 0-53 W eighty-six and six-tenths (86.6) feet to the beginning corner; and being a small part of the lot conveyed to me by W. W. Cannon, and all of the same conveyed to me by Henry G. and Ruby T. Tucker, less a small portion sold to Harley: the Cannon deed to me being recorded in Vol. 307, page 369; and the Tucker deed to me recorded in Vol. 342 page 10.



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 26th day of February in the year of our Lord One Thousand Nine Hundred and fifty-three; and 177th year of American Independence

Signed, Sealed and Delivered in the Presence of

W. A. Medlock
Joyce B. Miller

Calvin Farmer (Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina, Greenville County

Personally appeared before me Joye B. Miller

and made oath that she saw the within named grantor(s) Calvin Farmer sign, seal and as his act and deed deliver the within written deed, and that she, with W. A. Medlock witnessed the execution thereof.

Sworn to before me this 26th day of February, A. D. 19 53
Notary Public for South Carolina

Joyce B. Miller

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, W. A. Medlock, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Mary B. Farmer wife of the within named Calvin Farmer 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. Edwin Scruggs, Sr. & Mamie Sue T. Scruggs, 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 26th day of February, A. D. 19 53
W. A. Medlock (Seal)
Notary Public for South Carolina

Mary B. Farmer

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 28th day of February 19 53, at 10:00 A. M., No. #4766

61-8-7C & 14