

TITLE TO REAL ESTATE-Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C. GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

NOV 4 4 35 PM 1954

Know All Men by These Presents: OLLIE FARNSWORTH R. M. C.

That WILLIAM M. EDWARDS in the State aforesaid, in consideration of the sum of TWO THOUSAND FIVE HUNDRED FIFTY & NO/100- - - - - DOLLARS, and Assumption of Mortgage Described below: 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 CONWAY GUEST AND NIVIA GUEST, their heirs and assigns:

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina on the Westerly side of Elaine Avenue, known and designated as Lot No. 17 on a plat of the property of William M. Edwards recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "S", page 12, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Elaine Avenue at the joint front corner of Lots Nos. 17 and 18 and running thence along the joint line of said lots S. 58-41 W. 266.2 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; running thence N. 33-31 W. 75.05 feet to an iron pin, the joint rear corner of Lots Nos. 16 and 17; running thence along the joint line of Lots Nos. 16 and 17 N. 58-41 E. 269.1 feet to an iron pin on the Westerly side of Elaine Avenue; thence along the Westerly side of Elaine Avenue S. 31-19 E. 75 feet to an iron pin, the point of beginning.

As a part of the consideration herein the grantee assumes and agrees to pay the balance due on that certain Mortgage executed by William M. Edwards to the Greer Lumber Company, Inc.; said Mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgages Volume 603, page 168.



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 3rd day of November in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Juanita Cleland
Fred N. McDonald

William M. Edwards (Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina,
Greenville County

Personally appeared before me Juanita Cleland

and made oath that she saw the within named grantor(s) William M. Edwards written deed, and that she, with Fred N. McDonald sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 3rd day of November A. D. 19 54
Fred N. McDonald (Seal)
Notary Public for South Carolina

Juanita Cleland

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Fred N. McDonald

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred S. Edwards wife of the within named William M. Edwards 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 Conway Guest and Nivia Guest, 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 3rd day of November A. D. 19 54
Fred N. McDonald (Seal)
Notary Public for South Carolina

Mildred S. Edwards

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 4th day of November 19 54 at 4:35 P. M., No. 25391