

TITLE TO REAL ESTATE—W. E. Bowen, Attorney at Law, 304 East North Street, Greenville, S. C.

317 537

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Hettie J. Bernhardt in consideration of the sum of One Dollar (\$1.00) (and love and affection which I bear my children, the grantees herein) 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 grantees, Louis A. Bernhardt and Mary Henrietta Bernhardt, reserving, however, to myself a life estate therein, the following described property:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville on the eastern side of Jones Avenue, being known and designated as Lot Number Nineteen (19) on a plat of the property of W. C. McDaniel, made by R. E. Dalton, Engineer, in January, 1924, recorded in Plat Book "F" at Page 186 in the R. M. C. Office, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Jones Avenue, at corner of the Hatch property, and running thence S. 89-00 E. 171.2 feet to an iron pin, rear corner of Lot No. 20; thence with the rear line of Lot No. 20, N. 5-08 E. 70.8 feet to an iron pin, joint rear corner of Lots Nos. 18, 20 and 21; thence with the joint line of said Lots Nos. 18 and 19, N. 89-13 W. 174.7 feet to an iron pin on the eastern side of Jones Avenue; thence with said Jones Avenue, S. 1-00 W. 70 feet to the point of beginning.

The above described property is the same conveyed to me by Florence H. Landreth by deed dated December 10, 1955, and recorded in Volume 540, Page 422, in the said R. M. C. Office for Greenville County.

Subject, however, to the conditions and restrictions contained in said deed and, also, in deed by Mattie Pearl Chiles to J. A. McMahan recorded in Volume 167 at Page 226 in said R. M. C. Office.

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, reserving, however, a life estate unto myself in said property, as above stated.

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 15th day of March in the year of our Lord One Thousand Nine Hundred and fifty-six

Signed, Sealed and Delivered in the Presence of

Selma G. Major

W. E. Bowen

Hettie J. Bernhardt

(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Selma G. Major

and made oath that she saw the within named grantor(s) Hettie J. Bernhardt written deed, and that she, with W. E. Bowen sign, seal and as her act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 15th day of March A. D. 19 56 W. E. Bowen (Seal) Notary Public for South Carolina

Selma G. Major

State of South Carolina, Greenville County

RENUNCIATION OF DOWER (Unnecessary - Grantor a woman)

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 16th day of March 1956 at 4:11 P.M. M., No. #6978