TITLE TO REAL ESTATE

**The State of South Carolina,**
COUNTY OF GREENVILLE.

Whereas Merton Duxbury, of Greenville, S. C., died intestate on the 25th day of July, 1935, leaving as his sole heirs at law and distributees, his widow, Lucie Duxbury, and a first cousin, J. W. Duxbury as his next of kin, and

Whereas, on the 21st day of September, 1935 said Lucie Duxbury conveyed the real estate hereinafter described, to Hargreaves Gill, stating that she was the sole heirs at law and distributee of said Merton Duxbury, and

Whereas some question has benn raised as to the title conveyed by Mrs. Duxbury, and in order to remove any doubt, now therefore,

KNOW ALL MEN BY THESE PRESENTS, That I, John W. Duxbury, of Providence Rhode Island (unmarried)

in consideration of the sum of Fifty and no/100 ($50.00) DOLLARS

to me in hand paid, at and before the sealing of these presents by Hargreaves Gill

in the State aforesaid, 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 Hargreaves Gill, his heirs and assigns forever:

All my right, title and interest in and to the following described real estate:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and in the City of Greenville, in a subdivision known as Overbrook, and being known and designated as Lot No. 10, of Overbrook Land Company, according to plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book E, page 251, and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of North Street, joint corner of Lots 10 and 11, and running thence S. 48-56 E. 200 feet to an iron pin; thence S. 41-04 W. 80 feet to a pin; thence N. 48-56 W. 200 feet to an iron pin on North Street; thence with said north street, N. 41-04 E. 80 feet to the beginning corner. Being the same lot conveyed to Merton Duxbury and Lucie Duxbury by Home Building and Loan Association, Sept. 26, 1930, by deed recorded in the R. M. C. Office for Greenville County in Vol. 116, page 445, and being the same property with which said Merton Duxbury died seized and possessed of an undivided one-half interest.