

TITLE TO REAL ESTATE—Offices of MANN & ARNOLD, Attorneys at Law, Greenville, S. C. S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED GREENVILLE, S. C. S. C. NOV 5 8 57 AM 1949



LILLIE FARNSWORTH Know All Men by These Presents:

That I, H. Sherrill Utley in consideration of the sum of Six Thousand Thirteen & 52/100 (\$6,013.52) - - - - - DOLLARS, and the assumption of the mortgage hereinafter referred to 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 Nina G. Mann, her heirs and assigns, forever;

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being in the City of Greenville on the Southern side of Ashley Avenue, and being known and designated as the greater portion of Lot #13 of the B. E. Geer property as shown on a plat thereof by Dalton & Neves, dated October, 1930, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "H", Page 177, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Ashley Avenue, joint front corner of Lots 12 and 13, which iron pin is also 265 feet in a Westerly direction from the Southwest corner of the intersection of Ashley Avenue and North Main Street and running thence S. 24-30 W. 200 feet to an iron pin, joint rear corner of Lots 12 and 13; thence N. 65-30 W. 55 feet to an iron pin, joint rear corner of Lots 13 and 14; thence along the joint line of Lots 13 and 14, N. 24-30 E. 125 feet to an iron pin; thence S. 65-30 E. 2 feet to an iron pin; thence N. 24-30 E. 75 feet to an iron pin on the South side of Ashley Avenue, which iron pin is 2 feet in an Easterly direction from the joint front corner of Lots 13 and 14; thence along the South side of Ashley Avenue, S. 65-30 E. 53 feet to the beginning corner.

The above described property is the same conveyed to me by Marion Davis and Mary B. Davis by deed dated February 8, 1946, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 286, Page 382.

ALSO, all my right, title and interest in and to all furniture, fixtures, goods and chattels of any nature whatsoever situate in the above described premises.

Grantee assumes and agrees to pay mortgage to Franklin National Life Insurance Company, recorded in the R.M.C. Office for Greenville County in Mortgage Book 338, PP 70-71 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 her 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 4th day of November in the year of our Lord One Thousand Nine Hundred and forty-nine

Signed, Sealed and Delivered in the Presence of

H. Sherrill Utley (Seal) (Seal)

Janie B. Hill



State of South Carolina, Greenville County

Personally appeared before me Janie B. Hill

and made oath that she saw the within named grantor(s) H. Sherrill Utley sign, seal and as his act and deed deliver the within written deed, and that she, with J. R. Mann, witnessed the execution thereof.

Sworn to before me this 4th day of November, A. D. 1949

Notary Public for South Carolina (Seal)

Janie B. Hill

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. R. Mann, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Claudia M. Utley wife of the within named H. Sherrill Utley 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 Nina G. Mann, her heirs and assigns, 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 4th day of November, A. D. 1949

Notary Public for South Carolina (Seal)

Claudia M. Utley

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 5th day of November 1949 at 8:57 A. M., No. 26298

178-10-13