

TITLE TO REAL ESTATE

FILED GREENVILLE CO. S. C.



STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

ELLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, James W. Hicks, of Greenville County, South Carolina, in the State aforesaid, in consideration of the sum of Six Hundred (\$600.00) DOLLARS, and the protective covenants 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

John M. Chapman, his heirs and assigns,

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, about five miles south of Greenville Court House, east of Augusta Road, being shown and designated as Lot Number Eighteen (No. 18) on north side of Eastview Drive on plat of survey of subdivision known as "Clearview Heights" by M.H. Woodward, R.E., Dec., 1945, recorded in Plat Book "P" at page 1 in R.M.C. office, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at i.p. on northern side of Eastview Drive, joint front corner with Lot No. 17, and running thence N. 18-04 W. 261.9 feet along eastern line of Lot No. 17 to i.p.; thence N. 68-18 E. 86.4 feet to i.p., joint rear corner with Lot No. 19; thence S. 18-04 E. 267.6 feet along western line of Lot No. 19 to point, I.P., on northern side of Eastview Drive; thence S. 71-56 W. 86.2 feet along northern side of Eastview Drive to point of beginning. This is a part of a tract of 18.91 acres conveyed to me by Willis, and others, by deed dated Nov. 3, 1944, recorded in Vol. 269 at page 179 in R. M. C. office for Greenville County.

This property is conveyed, however, subject to the protective covenants as set forth and recorded in Vol. 396 at page 141 in the said R. M. C. office.

This property is conveyed subject, also, to an easement and right of way across the rear of said lot of land, Ten (10) feet in width at all points, which is expressly reserved by Grantor for the purposes of an alleyway extending eastward from the Augusta Road, if said alleyway is constructed and established before the year 1952.



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 his 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 23rd day of November in the year of our Lord One Thousand Nine Hundred and Forth Nine.

Signed, Sealed and Delivered in the Presence of

Paul Dodson
John C. Henry

James W. Hicks (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Paul S. Dodson

and made oath that he saw the within named grantor(s) James W. Hicks sign, seal and as his act and deed deliver the within written deed, and that he, with John C. Henry witnessed the execution thereof.

Sworn to before me this 23rd day of November, A. D. 1949. John C. Henry (Seal) Notary Public for South Carolina

Paul S. Dodson

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John C. Henry, a Notary Public.

do hereby certify unto all whom it may concern, that Mrs. Emma M. Hicks wife of the within named James W. Hicks, 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 John M. Chapman, his 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 23rd day of November, A. D. 1949. John C. Henry (Seal) Notary Public for South Carolina

Emma M. Hicks