

TITLE TO REAL ESTATE-Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, P. L. Bruce in consideration of the sum of Seven Thousand and No/100- (\$7000.00) in the State aforesaid, DOLLARS,

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 James E. Lipscombe, Jr., his Heirs and Assigns forever,

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Northern side of Rogers Avenue, and being known and designated as Lot No. 40 as shown on a revised Plat of the Property of B. E. Geer, prepared by W. M. Rast, Engineer, May 1929, recorded in Plat Book G at Page 237, and being more particularly described according to said Plat as follows:

BEGINNING at an iron pin on the Northern side of Rogers Avenue, joint front corner of Lots Nos. 40 and 41, which pin is 235 feet West of the intersection of Rogers Avenue and Beacon Street, and running thence with the joint line of said lots, N. 5-50 W. 100.4 feet to an iron pin; thence S. 83-55 W. 78 feet to an iron pin, joint rear corner of Lots Nos. 39 and 40; thence with joint line of said lots, S. 5-50 E. 100.4 feet to an iron pin on the North side of Rogers Avenue; thence with said Avenue, N. 83-55 E. 78 feet to the beginning corner.

Said premises being the same conveyed to the Grantor by W. J. Batson and B. J. Trammell by deed to be recorded.

Grantee to pay 1950 taxes.



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 21st day of March in the year of our Lord One Thousand Nine Hundred and Fifty.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of J. E. Gibson and B. J. Trammell

Signature of P. L. Bruce

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

State of South Carolina, Greenville County

Personally appeared before me J. E. Gibson

and made oath that he saw the within named grantor(s) P. L. Bruce written deed, and that he, with B. J. Trammell sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 21st day of March, A. D. 19 50. Notary Public for South Carolina

Signature of J. E. Gibson

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. O. Hudson

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nora B. Bruce wife of the within named P. L. Bruce 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 James E. Lipscombe, Jr., 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 21st day of March, A. D. 19 50. Notary Public for South Carolina

Signature of Nora B. Bruce

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 25th day of March 19 50, at 8:46 A. M., No. 7289