

TITLE TO REAL ESTATE—J. B. Ricketts, Attorney at Law, Masonic Temple, Greenville, S. C.



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Maude L. Carter in the State aforesaid. in consideration of the sum of Fifteen Hundred 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 John T. Elliott

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being at the intersection of Monaghan Avenue and Louise Avenue, near the City of Greenville, being known as Lot No. 61 on Plat of property of Victor Monaghan Development No. 1, made by R. E. Dalton, Engineer, December, 1941; recorded in Plat Book M, Page 39, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Monaghan Avenue, at joint corner of Lots Nos. 61 and 68, and running thence with the Southeast side of Monaghan Avenue, S. 20-28 W. 232 feet to an iron pin; thence continuing along a curved line with Monaghan Avenue to an iron pin (the chord of which is S. 16-52 E. 44 feet); thence continuing along a curved line with said Avenue to an iron pin on the North side of Louise Avenue (the chord of which is S. 72-52 E. 45.3 feet); thence continuing with the North side of Louise Avenue, N. 73-50 E. 195 feet to an iron pin at corner of Lots Nos. 61 and 62; thence with the line of Lot No. 62, N. 7-27 W. 167.5 feet; thence with the line of Lot No. 68, N. 69-32 W. 150 feet to an iron pin on the Southeast side of Monaghan Avenue, the beginning corner.

This property is subject to the restrictive covenants recorded in Deed Book 243 at Page 146.

This is the same property conveyed to Maude L. Carter by deed of Lily A. Merritt, dated October 17, 1945 and recorded in Deed Book 282 at Page 9.

The purchaser is to pay taxes for 1954.

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 17th day of May in the year of our Lord One Thousand Nine Hundred and Fifty-Four

Signed, Sealed and Delivered in the Presence of

Mary Ellen Moore
J. B. Ricketts



Maude L. Carter

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

State of South Carolina, Greenville County

Personally appeared before me Mary Ellen Moore

and made oath that he saw the within named grantor(s) Maude L. Carter sign, seal and as her act and deed deliver the within written deed, and that she, with J. E. Ricketts witnessed the execution thereof.

Sworn to before me this 17th day of May, A. D. 1954

J. B. Ricketts (Seal) Notary Public for South Carolina

Mary Ellen Moore

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

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. 1954 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 17th day of May 1954 at 12:01 P. M., No. #11000