

4M-1-55 TITLE OF REAL ESTATE-Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville

STATE OF SOUTH CAROLINA

MAR 25 3 40 PM 1955



COUNTY OF GREENVILLE

OLLIE FARNSWORTH
Know All Men by These Presents:

That I, C. W. Strawn in the State aforesaid, in consideration of the sum of NINE HUNDRED and No/100 (\$900.00) . . . . . 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 J. M. FORTNER, his Heirs, and Assigns forever, all that tract or lot of land in Greenville Township, Greenville County, State of South Carolina, on the East side of the New Anderson Road, known as Highway No. 81, and having, according to a Plat made by Dalton & Neveg, Engrs., in February 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the P. & N. Railroad siding at the corner of property belonging to the Virginia-Carolina Chemical Co., which point is in the center of the old abandoned Anderson Road, and running thence along the East side of the New Anderson Road, N. 46-15 E., 190.5 feet to a point in the center of a branch at corner of property now or formerly belonging to J. M. Fortner, as Trustee; thence along the center of said branch, N. 86-45 E., 65.4 feet to an iron pin in the center of the branch which point is also the center of the Old Anderson Road (1.p. off-set 7 feet from center of branch); thence along the center of the Old Anderson Road, now abandoned, S. 50-20 W., 188 feet to a stake in the center of said abandoned road; thence S. 75-05 W., 60.4 feet to the beginning corner.

The above described lot is bounded on the Northwest by the new Anderson Road; on the Northeast by the branch and the Fortner property; on the Southeast by the Virginia-Carolina Chemical Company lands, and on the Southwest by the P. & N. R.R. siding.

It is expressly understood and agreed that the above property is conveyed subject to any and all rights-of-way of the South Carolina State Highway Department and of the P. & N. Railway.

1955 taxes to be paid by the GRANTEE.

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 22nd day of March in the year of our Lord One Thousand Nine Hundred and fifty-five

Signed, Sealed and Delivered in the Presence of

Emilie McCormick
W. D. Workman

C. W. Strawn (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me Emilie McCormick

and made oath that she saw the within named grantor(s) C. W. Strawn sign, seal and as his act and deed deliver the within written deed, and that she, with W. D. Workman witnessed the execution thereof.

Sworn to before me this 22nd day of March, A. D., 1955
Notary Public for South Carolina

Emilie McCormick

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, W. D. Workman

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Bert L. Strawn wife of the within named C. W. Strawn 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 J. M. Fortner, 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 22nd day of March, A. D., 1955
Notary Public for South Carolina

Bert F. Strawn

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 3.40 E.M.
Recorded this 25th day of March 1955, at M., No. 7726

109-1-5