

State of South Carolina
GREENVILLE COUNTY

FILED
GREENVILLE CO. S.C.
JUN 9 3 33 PM '70
OLLIE FARNSWORTH

TITLE TO REAL ESTATE

Know All Men by These Presents:

That I, Gladys C. Vance hereafter referred to as Grantor, in consideration of the sum of One (\$1.00) Dollar, love and affection DOLLARS, paid to Grantor

by Virginia C. Simpson and Nazerlene C. James, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee S To Virginia C. Simpson, her heirs and assigns, one-half (1/2) of the remainder of my one-fifth (1/5) interest, being namely a one-tenth (1/10) remainder interest; and to Nazerlene C. James, her heirs and assigns One-half (1/2) of the remainder of my one-fifth (1/5) interest, being namely a one-tenth (1/10) remainder interest (expressly retaining and reserving to myself an undivided one-fifth (1/5) life estate) in the following property to-wit:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the West side of Trotter Street, and being shown as all of Lot 7 and a portion of the North part of Lot 8 on plat of Property of Jones McCrory, et al, which plat is recorded in Plat Book A, at page 151, RMC Office for Greenville County, S.C., and having according to a plat of the Property of John P. Batson, et al, prepared by Piedmont Engineering Service, March 7, 1951 from an original survey of same by J. C. Hill, Engineer, dated February 17, 1951, the following metes and bounds, to-wit:

BEGINNING at a point on the West side of Trotter Street, which point is N. 10-30 E. 41.1 feet from the joint front corner of Lots 8 and 9; thence along the West side of Trotter Street, N. 10-30 E. 51.9 feet to an iron pin on the Southeastern edge of the Southern Railroad right-of-way; thence along the Southeastern edge of said right-of-way, S. 69-00 W. 72 feet to an iron pin at joint rear corner of Lots 7 and 8; thence continuing along said right-of-way, S. 66-10 W. 25.7 feet to an iron pin; thence along a new course through the Northern portion of Lot 8, S. 79-50 E. 82.8 feet to point of beginning.

There is expressly excluded from the general warranty provisions of this conveyance any portion of said lot above described as may lie within the bounds of said right-of-way.

Being part of the property conveyed to Mamie Collier by deed of C. Q. Mason, dated March 10, 1951, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 430, at page 356. A one-fifth (1/5) interest was left to me by Will of my mother Mamie Collier, said Will being filed in the Probate Court for Greenville County, Apartment 1104, File 13.

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 and Grantee's Heirs/Successors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 5th day of November 1969
Gladys C. Vance (Seal)
Gladys C. Vance (Seal)

Signed, Sealed and Delivered in the Presence of
Thomas M. Stucky (Seal)
Sally Wiesner (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 5th day of November 1969
Thomas M. Stucky (Seal)
Notary Public for South Carolina
My Commission expires January 1, 1971.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

Female Grantor
I, the undersigned Notary Public, do hereby certify _____, wife of the within named Grantor did unto all whom it may concern, that Mrs. _____ 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this _____ day of _____, 19____

Notary Public for South Carolina

My Commission expires January 1, 197____
Recorded this 9th day of June 1970, at 3:33 P. M., No. #27046