No. 1216.—TITLE TO REAL ESTATE.—Brower Printing Co., Greenville, S. C.

State of South Carolina,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, L. O. Patterson, of the City and County of Greenville, in the State aforesaid, in consideration of the sum of Four Thousand and Twelve and 50/100 Dollars, to me in hand paid at and before the sealing of these presents by J. R. Ware, H. K. Townes, and F. T. Dargan, of said City County and State, (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. R. Ware, H. K. Townes, and F. T. Dargan, in equal shares, a three fourth (3/4) undivided interest in and to all those two certain pieces, parcels or tracts of land situate, lying and being in the County of Greenville and State of South Carolina, a short distance South east of the corporate limits of the City of Greenville, between the Augusta Road and the Piedmont Road (formerly known as the Wilsons Bridge or Wilsons Ferry Road) known as tracts numbered three (3) and four (4) of the lands of James Birnie, deceased, said two tracts containing thirty-nine (39) acres more or less, in the aggregate, and having the following metes and bounds, according to a plat thereof prepared by J. N. Southern, and bearing date the 21st day of April A.D. 1893, to wit: Beginning at an iron pin 3x n.m. on the South side of the Augusta Road, on the corner of tract No 2, of the Birnie lands, (now belonging to Mrs Mary B. Lewis) and running: thence N. 46¾ W. along said Augusta Road 5.55 chains, to a stake 3x o.m. in ditch, a corner of O. P. Mills land; thence following line of O. P. Mills, S 75½ W. 11.70 chains to a stake 3x o.m. in ditch; thence S 17¾ W. along the Piedmont or Wilsons Bridge Road 7.50 ch. to a stake 3x o.m.; thence along said road S 26½ W. 14.96 ch. to a stake 3x o.m. on corner of R. N. Earle's land; thence following said Earle's line S 46¼ E. 13.52 ch. to a stake or iron pin 3x n.m. on corner of tract No. 2; thence along line of tract No. 2 belonging to Mrs Lewis, N. 36½ E. 32.60 chains to the beginning corner; these being the same two tracts of land conveyed to me the said L. O. Patterson, by Mrs Mary B. Lewis and Mrs. Ada M. Conart respectively by two deeds, bearing date July 24, 1905 and not yet recorded.

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 said J. R. Ware, H. K. Townes and F. T. Dargan, and their Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular, the said premises unto the said J. R. Ware, H. K. Townes, and F. T. Dargan, and their Heirs and Assigns, against myself and my Heirs, and against every person whomsoever lawfully claiming or to claim the same or any part thereof. Under or through me.

WITNESS my hand and seal this twenty fifth day of July A. D. 1905 in the year of our Lord one thousand, nine hundred and five (1905) and in the one hundred and thirtieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of,
The words "under or through me" having been added to the warranty clause before the execution thereof.
J. V. Crosheyer,
Beulah Spears.

L. O. Patterson. (SEAL)
(SEAL)
(SEAL)

State of South Carolina,
Greenville County.

PERSONALLY appeared before me Beulah Spears and made oath that She saw the within named L. O. Patterson sign, seal and as his act and deed deliver the within written deed; and that he with J. V. Crosheyer witnessed the execution thereof,

SWORN to before me this 26th day of July A. D. 1905.
J. V. Crosheyer (SEAL)
Notary Public, S. C.

Beulah Spears

State of South Carolina,
County

Renunciation of Dower.

I, , do hereby certify unto all whom it may concern, that Mrs. the 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 the within named 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. 190
(SEAL)
Notary Public, S. C.

Recorded for August 17 1905.