

STATE OF NORTH CAROLINA

MECKLENBURG COUNTY

Revenue Stamps Affixed \$9.90

THIS DEED, Made this twenty-third day of January, A. D., 1947, by and between
Theresa D. Niven (Widow)

of the County of Mecklenburg _____ and State of North Carolina, _____ part y of the first part, and
W. A. Yandell and wife, Kathleen, and Charles R. Yandell

of the County of Mecklenburg _____ and State of North Carolina, _____ part ies of the second part.

WITNESSETH, That the said part y of the first part, in consideration of
One Hundred Dollars (\$100.00) and other valuable considerations

to her paid by the part ies of the second part, the receipt of which is hereby acknowledged, has bargained and
sold, and by these presents does grant, bargain, sell and convey unto said part ies of the second part
and their heirs, all
of two lots

of land situate, lying and being in Pineville Township, Mecklenburg County, State of North Carolina,
and more particularly described and defined as follows:

FIRST LOT: Lying and being on the North Side of Main Street
in the Town of Pineville, beginning at a rock W. M. Morrow's Corner on Main
Street, and runs west with said Main Street 25' to a rock, the corner of the
W. B. Bailes Lot; thence in a northerly direction 115' to a rock in the Morrow
Land; thence in a easterly direction 25' to a rock; thence in a southerly dir-
ection 115' to the beginning, and containing 2875 sq. ft. more or less. And
being the same lot of land conveyed to Theresa D. Niven by the Niven Mercantile
Company, Inc in a Deed dated 19th of February 1932 and recorded in the Register
of Deeds Office of Mecklenburg County, in Book 814, at page 575.

SECOND LOT: Adjoining the land of The Elba Manufacturing
Company and others beginning at a stake C. S. Oakley's corner on the old Morrow
line and runs with said line N. 69 W. 284 ft. to a stake, center of Rail Road,
thence with Rail Road N. 47½ E. 189½ feet to a stake in the center of Rail Road;
corner of Elba Manufacturing Lot; thence with said lot S. 78-¾ E. 195 feet
to a stake C. S. Oakley's Corner; thence with the Oakley line S. 20 W. 190 feet
to the beginning and containing 98/100 of an Acre more or less. This lot is
conveyed subject to the Right of Way of C. C. & A. R. R. or the Southern Rail
Way Company. And being the same lot of land conveyed to Theresa D. Niven by
Niven Mercantile Company, Inc. in Deed dated 19th of February 1932 and recorded
in the Register of Deeds Office for Mecklenburg County, in Book 814, at page
575.

TO HAVE AND TO HOLD the aforesaid two lots
of land and all privileges and appurtenances thereto
belonging, to the said parties of the second part, and their
heirs and assigns, to their only use and behoof forever.
And the party of the first part for herself
her heirs, executors and administrators, covenant with the said parties of the second part, their
heirs, and assigns, that she is seized of said premises in fee, and has s right to convey the same in fee simple; that
the same are free and clear of all encumbrances, that she will warrant and defend the said title to the same against
the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, The said part y of the first part to these presents has hereunto set her
hand and seal the day and year above written.
Signed, Sealed and delivered } Theresa D. Niven (SEAL)
in presence of } (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF NORTH CAROLINA, }
COUNTY OF MECKLENBURG. } ss.
I, _____
for said County and State, do hereby certify that _____
_____ personally appeared before me this day, and acknowledged the
due execution of the foregoing (or annexed) instrument, and the said _____
being by me privately examined, separate and apart from her said husband _____ touching her voluntary execution of the same, does
state that she signed the same freely and voluntarily, without fear or compulsion of her said husband _____ or any other person _____,
and that she does still voluntarily assent thereto. Let the instrument and the certificate be registered.

WITNESS my hand and _____ seal, this _____ day of _____, A. D., 19 _____
My Commission Expires _____

STATE OF NORTH CAROLINA, }
COUNTY OF MECKLENBURG. } ss.
I, Helen S. Stowe, a Notary Public for said County and
State, do hereby certify that Theresa D. Niven
personally appeared before me this day, and acknowledged the due execution of the foregoing (or annexed) instrument

WITNES my hand and Notarial twenty-third this January day of _____, A. D., 19 47
Helen S. Stowe, Notary Public
My Commission Expires May 13, 1948

STATE OF NORTH CAROLINA, }
COUNTY OF MECKLENBURG. } ss.

The foregoing (or annexed) certificate of Helen S. Stowe, a Notary Public of said County
and State
is adjudged to be correct. Let the instrument and the certificate be registered.

This 23rd day of January, A. D., 19 47.
Rosa B. McDowell
Deputy Clerk of Superior Court.

Filed at 3:36 o'clock P. M., January 23, 19 47.
Registered at 4:10 o'clock P. M., January 24, 19 47.
Recorder and Verified
J. R. RENFROW, Register of Deeds.
M.B.L.