

Pelham Mills

DEED Frank Ferguson

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, The Pelham Mills

in the State aforesaid,

in consideration of the sum of

Five dollars and other valuable considerations

DOLLARS,

to us

in hand paid

at and before the sealing of these presents by Frank Ferguson

(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

Frank Ferguson, All that piece, parcel or tract of land, containing 70-51/100 acres, more or less, lying on the north side of Brushy Creek, on the west bank of Enoree River in the County of Greenville, State of South Carolina, adjoining lands The Pelham Mills, Estate of J.W. Baker and bounded by the following lines:

Beginning at a stone on west bank Enoree River about 20 feet from waters edge, Estate J.W.-Bakers corner; thence down the river at varying distances from the waters edge, with the following courses and distances, S. 9-53 W. 242 feet, S. 74-16 W. 145 feet, S. 4-03 W. 181 feet, S. 23-35 E. 166 feet, S. 4-18 E. 248 feet, S. 28-03 E. 141 feet, S. 56-15 E. 236 feet, S. 60-16 E. 209 feet, N. 86-20 E. 129 feet, S. 79-42 E. 244 feet, S. 55-20 E. 212 feet S. 54-09 E. 110 feet, S. 37-29 E. 259 feet, S. 61-01 W. 82 feet to a point about 15 feet from waters edge; thence up Brushy Creek at varying distances with the following courses and distances N. 66-50 W. 119 feet, S. 58-25 W. 249 feet, S. 31-30 W. 136 feet, S. 22-55 W. 188 feet, S. 73-09 W. 214 feet, N. 54-35 W. 210 feet, S. 40-57 W. 95 feet, N. 72-35 W. 275 feet, N. 79-57 W. 305 feet, N. 64-42 W. 281 feet, N. 68-21 W. 348 feet, N. 89-51 W. 512 feet, S. 67-53 W. 212 feet, N. 80-13 W. 109 feet, S. 79-41 W. 119 feet, N. 80-25 W. 344 feet, N. 79-40 W. 163 feet, N. 67-34 W. 159 feet, N. 55-00 W. 195 feet, N. 27-20 W. 125 feet to corner M.A. Smith and The Pelham Mills; thence N. 37-21 E. 195 feet to stone; thence S. 82-15 E. 310 feet to stone at walnut tree; thence N. 73-45 E. 1002 feet to a stone; thence N. 84-20 E. 435 feet to a stone; thence N. 38-07 E. 404 feet to stone; thence N. 24-51 E. 437 feet to stone; thence N. 55-55 E. 476 feet to a stone; thence N. 86-10 E. 81 feet to beginning.

And also permission and license revocable by thirty days notice in writing to cultivate and pasture the river lying between the above level lines and the river.

The grantee by the acceptance of this deed covenants and agrees that he will indemnify and save harmless the grantor from all claims for damages to the land hereby conveyed on account of the erection of a dam or dams which may back water to or within the said level lines as at present located, or in the future may be or which may cause flood water beyond said level lines, that this shall be a covenant running with the land, binding upon the grantee, his heirs, executors and assigns

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

Frank Ferguson, his

heirs and assigns, forever.

AND We

do hereby bind

ourselves, our

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

Frank Ferguson, -

heirs and assigns, against

us and

Executors, Administrators

our heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand, seal and seal, this 17th day of January

in the year of our Lord one thousand nine hundred and

43rd.

nineteen

and in the one hundred

Signed, Sealed and Delivered in the Presence of

J.O. Vernon, Jr.

The Pelham Mills, (L. S.)

John Ward.

Mac Millan C. King, Presdt. (L. S.)

The Pelham Mills, (L. S.)

Ernest J. DeCamps, Treasurer (L. S.)

Stamps \$4.00

STATE OF SOUTH CAROLINA

County of Greenville

PERSONALLY appeared before me, J.O. Vernon, Jr.

and made oath that he saw the within named

The Pelham Mills, by Mac Millan C. King, President and Ernest J. DeCamps, Treasurer

sign, seal, and as its act and deed, deliver the within written Deed; and that he, with

John Ward

witnessed the execution thereof.

SWORN to before me, this 17th,

day of Jan'y.

A.D. 1919

J.O. Vernon, Jr.

Thos. M. Hill (L. S.)

Notary Public for S. C.

STATE OF SOUTH CAROLINA

County of

RENUNCIATION OF DOWER.

I, 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 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. 1919

(L. S.)

Notary Public for S. C.

Recorded March 22nd,

1919