

Whereas a proceeding was brought in the Court of Common Pleas for said County and State by Mrs. Mary J. Bayne against her infant daughter Mary Ethel Bayne on or about the third day of December 1919, and a decree in said cause was rendered by the honorable Jas. E. Peurifoy, the judge presiding in said Court, bearing date December 5th, 1919, appointing the said Mary Ethel Bayne a trustee for said minor defendant for the purpose of selling the lot of land hereinafter described for not less than three hundred dollars and authorizing her as such trustee to execute and deliver a good and sufficient deed conveying in fee simple the undivided interest (1/3) of said defendant therein; Now, therefore,

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, the said Mary J. Bayne, as Trustee for the said Mary Ethel Bayne, a minor as aforesaid in the State aforesaid, in consideration of the sum of one hundred dollars (being one-third of the three hundred dollars for which said land has been sold by me to J. R. Benson in hand paid at and before the sealing of these presents by

(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. Benson and his heirs and assigns all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina, in the County and Township of Greenville, about three miles west of Greenville Court House, on the west side of a road which runs from the American Spinning Company's plant to Paris Mountain and which is sometimes referred to as the Furman Road and sometimes as the Paris Mountain Road; said lot having the following metes and bounds, to-wit: beginning at an iron pin on the West side of the said Furman Road and running thence N. 8 1/2° E. 18 links to an iron pin on said road; thence N. 58 1/2° W. 9.70 chains to a cherry tree on the west side of Langston's Creek; thence down said creek, following the meanders thereof as the line 2.18 chains to a pin in said creek; thence S. 68° E. 8.42 chains to the beginning corner, containing one acre, more or less, bounded on the north by a tract (5 acres) conveyed by me to the said J. R. Benson, on the east by the Furman Road, and on the South and west by lands formerly belonging to C. G. Drake and Mrs. Sophia M. Goodwin; this being the same lot of land which was conveyed to the late Johnson Bayne by C. G. Drake by deed bearing date February 12th, 1906 and recorded in the office of the Register of Mesne Conveyances for said County and State in Deed Book "RRR" at page 654.

The intention of these presents is to convey the undivided one-third interest in the above described land belonging to the said Mary Ethel Bayne in accordance with the power vested in me as her trustee by the decree above referred to. The other two thirds undivided interest therein was conveyed to the said J. R. Benson by Johnson Harper Bayne and myself by deed bearing date the sixth day of January 1920. The lot above described is the north-east end of Tract No. 30 of the real estate of H. P. Hammett, deceased, according to a plat thereof made by Wm. A. Hudson, dated November 15, 1897, and recorded in said office in deed book "HHH", at page 836.

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. Benson, and his heirs and assigns, forever.

AND I myself as trustee only to warrant and forever defend, all and singular, the said premises unto the said J. R. Benson, and his

heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof? through me.

WITNESS my hand and seal, this third day of March in the year of our Lord one thousand nine hundred and twenty and in the one hundred forty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J. Theo Solomons, Jr. L. K. Clyde, Mary J. Bayne As Trustee for Mary Ethel Bayne.

Revenue Stamps Cancelled Dollars 50 Cents

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me, L. K. Clyde

and made oath that he saw the within named Mary J. Bayne, as Trustee for Mary Ethel Bayne

sign, seal, and as her act and deed, deliver the within written Deed; and that he, with J. Theo Solomons, Jr. witnessed the execution thereof.

SWORN to before me, this 4th day of March A. D. 1920. J. Theo Solomons, Jr. (L. S.) Notary Public for S. C. L. K. Clyde

THE STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER

I, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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. 1920. (L. S.) Notary Public for S. C. Recorded March 18th, 1920.