

Whereas, on or about the 1st day of February, 1920, H. B. Bates and Jas. M. Richardson conveyed to V. M. Manning and R. M. Cleveland a lot of land hereinafter described, by deed in fee simple, with doves properly pronounced, and it now appearing that the said deed is lost or misplaced, and it not having been put upon the record, this deed is made in order that the said V. M. Manning and R. M. Cleveland may have an absolute paper titled to the said lot of land.

STATE OF SOUTH CAROLINA,  
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That Me, H. B. Bates and Jas. M. Richardson

in consideration of the sum of Five Dollars,

and the premises we paid by V. M. Manning and R. M. Cleveland

in the State aforesaid, 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 V. M. Manning and R. M. Cleveland their heirs and assigns forever; all our right, title and interest in and to Greenville Township, Greenville County State of South Carolina.

In the City of Greenville, and lying on the west side of S. Main Street, and being described as follows: Beginning at an iron pin on the west side of S. Main Street, and at the corner of an alley, and running thence with said alley N. 69.30 W. 110 feet to a cross alley; thence with said alley S. 20.30 W. 45.42 feet to an iron pin, corner of lot No. 3 on plat herein after referred to; thence with line of lot # 3 S. 69.30 E. 110 feet to an iron pin on Main Street; thence with Main St. N. 20.30 E. 45.42 feet to the beginning corner, known as Lots Nos 1 and 2 on a plat of Market Realty Company, made by J. E. Dirvine & Co. dated March, 26th 1904.

As a part of the consideration for this conveyance the grantees herein, at the time of the execution and delivery of the original deed and in acceptance of this deed, do also assume and guarantee to pay the balance due upon a certain note and mortgage given by H. B. Bates and Jas. M. Richardson to J. E. Dirvine and Jane Henry Dirvine, said note and mortgage bearing date December 1st, 1919 and being recorded in the R. M. C. Office for Greenville County, in Vol. 82, Page 58, this assumption being according to the terms and conditions of said note and mortgage.

And in making this conveyance, it is distinctly understood and agreed that a certain note and mortgage given by V. M. Manning and R. M. Cleveland unto Jas. M. Richardson and H. B. Bates, February 1st, 1920, recorded in said R. M. C. Office, in Vol. 83, Page 73, is to remain open as it now is, and the balance due thereon is to be payable according to the terms and conditions of said mortgage.

The above described land is \_\_\_\_\_ the same conveyed to me by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 192 \_\_\_\_\_ deed recorded in office of Register of Mesne Conveyance for Greenville County in Book \_\_\_\_\_ Page \_\_\_\_\_ 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 premises before mentioned unto the said \_\_\_\_\_

V. M. Manning and R. M. Cleveland, their heirs and assigns forever.

AND \_\_\_\_\_ do hereby bind \_\_\_\_\_ and forever defend all and singular the said premises unto the said \_\_\_\_\_ heirs, executors and administrators to \_\_\_\_\_

heirs and assigns, against \_\_\_\_\_ and \_\_\_\_\_ heirs, and every other person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS \_\_\_\_\_ hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord one thousand nine hundred and \_\_\_\_\_ and in the one hundred and forty \_\_\_\_\_ year of the Sovereignty and independence of the United States of America

Signed, Sealed and Delivered in the Presence of:  
S. A. Ruinesly, H. B. Bates (SEAL.)  
A. M. Rickman, Jas. M. Richardson, (SEAL.)  
(SEAL.)  
(SEAL.)  
(SEAL.)

Revenue Stamps Cancelled, \$ \_\_\_\_\_ and \_\_\_\_\_ cents

STATE OF SOUTH CAROLINA,  
Greenville County  
PERSONALLY appeared before me \_\_\_\_\_

and made oath that \_\_\_\_\_ he saw the within named H. B. Bates and Jas. M. Richardson,

sign, seal, and as their act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that \_\_\_\_\_ with \_\_\_\_\_ witnessed the execution thereof.

SWORN to before me, this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 192 \_\_\_\_\_  
A. M. Rickman (L. S.)  
Notary Public for S. C.

STATE OF SOUTH CAROLINA,  
Greenville County  
RENUNCIATION OF DOWER.

I, Mrs. Julia P. Richardson, a Notary Public \_\_\_\_\_ do hereby certify unto all whom it may concern, that Mrs. Julia P. Richardson the wife of the within named Jas. M. Richardson

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 whatsoever, renounce, release and forever relinquish unto the within named V. M. Manning and R. M. Cleveland,

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 \_\_\_\_\_ Anno Domini 192 \_\_\_\_\_

Julia P. Richardson,  
Notary Public for S. C.

Recorded \_\_\_\_\_ May 9th 1923.

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