

State of South Carolina
County of Greenville

Whereas A. G. Edwards, died leaving of force his last will and testament, which was duly probated, and admitted to probate in the office of the Probate Judge for Greenville County, S.C. survived by his widow, Nivia Edwards, and
Whereas, by the terms of said will he devised his real estate to his brothers, B. B. Edwards, and F. F. Edwards, in trust with power to sell and dispose of the same, and,
Whereas, said trustees have sold the lands hereinafter described to R. L. Cooper, subject to the mortgage over same held by the Federal Land Bank of Columbia.
Now therefore,

Know all men by these presents, that we, Nivia Edwards, widow of the said A. G. Edwards, and we, B. B. Edwards and F. F. Edwards, as Trustees, under the will of the said A. G. Edwards deceased, and together with the said Nivia Edwards, as Executors of the last will and testament of the said A. G. Edwards, deceased, by virtue, and in pursuance of the powers contained in said will, and in consideration of the sum of Five (\$5.00) Dollars, and other valuable considerations,

~~STATE OF SOUTH CAROLINA~~

~~COUNTY OF GREENVILLE~~

~~IN SENATE JANUARY 27, 1936~~

in the State aforesaid, in consideration of the sum of _____ DOLLARS.
to _____ in hand paid at and before the sealing of these presents by _____
R. L. Cooper, of Greenville County.
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 R. L. Cooper:

All that tract, piece or parcel of land, lying being and situate in the County of Greenville, and partially in the County of Laurens, containing (800.1/8) acres, more or less, bounded on the Northeast by lands of the P. D. Hunter estate, now lands of George W. Owings, on the South and East by lands of Thomas Cooper, on the South West by lands of S. L. Thompson, and Miss Geoffrey, and on the Northwest by lands of B. P. Stewart, formerly, now of R. L. Cooper, and having such shape, notes, courses and distances as will more fully appear by reference to plat of same made by C. E. Gary, Surveyor, December 27th, 1918, to-wit:-

Beginning at Western corner iron pin on Road to Fountain Inn; running thence S. 57 E. 17.28 to stone; thence S. 50 1/2 East 107 to P. O. thence S. 18 1/2 E. 33.38 to elm at or near branch; thence N. 78 E. 3.50 to stone; thence N. 5 W. 3.65 to stone; thence S. 63 E. 1.25 to stone; thence N. 35 1/2 E. 9.62 to stone; thence N. 9 S. 7.36 to stone in road; thence N. 65 W. 6.42 along the road to stake; thence N. 50 S. 12.35 to stone; thence N. 4 1/2 West 17.40 to stone; thence N. 87 E. 29.60 to stone; thence N. 17 1/2 W. 5.80 to stone; thence N. 39 W. 34.05 to stone; thence S. 60 1/2 W. 58.90 to the beginning corner.

Said tract of land is one of which the said A. G. Edwards, died seized and possessed, and is composed of two parcels; One of Seventy (70) acres, more or less, conveyed to A. G. Edwards by W. J. Cooper on the 11th of November 1916, by his deed duly recorded in the office of R. M. C. for Greenville County, in Book 41, at page 350.

The other containing 122 1/2 acres, more or less, conveyed to the said A. G. Edwards by W. J. Cooper on the 1st day of January, 1919, by his deed duly recorded in R. M. C. Office for Greenville County, in Book 44, at page 338.

The other valuable considerations herein named is the assumption by the grantee, R. L. Cooper, of the Payment of the indebtedness to the Federal Land Bank of Columbia, secured by mortgage over said tract of land, given by A. G. Edwards to the said Federal Land Bank of Columbia on the 1st day of April, 1922, and the grantee by the acceptance of this conveyance assumes and agrees to pay said indebtedness, in accordance with the terms and conditions of the note representing same, and of the mortgage securing same.

Mrs. Nivia Edwards intends by this deed, and does hereby convey all of her dower interest in said tract of land.

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 R. L. Cooper,

his heirs and assigns, forever.

AND we do hereby bind ourselves and our successors
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said R. L. Cooper,

his heirs and assigns, against us and

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

WITNESS our hand and seal, this thirty-first day of October
in the year of our Lord one thousand nine hundred and thirty-five and in the one hundred seventh
year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
J. B. Hughes
L. S. Cook

Nivia Edwards (L. S.)
B. B. Edwards (L. S.)
F. F. Edwards (L. S.)
As witnesses and Justices under the last will made testament of the said A. G. Edwards, deceased

K. C. Revenue Stamps Cancelled 10 Cts

For True Consideration See Affidavit
Book 21 Page 24

THE STATE OF SOUTH CAROLINA,
County of Greenville,

PERSONALLY appeared before me, L. S. Cook

and made oath that he saw the within named Nivia Edwards,
B. B. Edwards and F. F. Edwards

sign, seal, and as their act and deed, deliver the within written Deed; and that J. B. Hughes he, with L. S. Cook witnessed the execution thereof.

SWORN to before me, this 26th
day of October A. D. 1935
Geo. P. Herck (L. S.)
Notary Public for S. C.

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 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. 19 _____

Notary Public for S. C. (L. S.)

Recorded February 29th 1936 at 11:45 o'clock, A. M.

END OF DOCS