

Whereas, J. A. Bates (Jas. Bates) died intestate leaving as his only heirs at law and distributees, his wife Hallie A. Bates, his daughter, Clara Bates Turner, and his son, Joseph Carlton Bates, and whereas, at the time of his death J. A. Bates was the owner of a certain tract of land in Greenville County, South Carolina, situated in Cleveland Township, containing 398 acres, more or less; and whereas, the heirs of J. A. Bates above named mutually desired to divide this property between Clara Bates Turner and Joseph Carlton Bates, now, therefore,

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we, Mrs. Hallie A. Bates and Clara Bates Turner,

In the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and love and affection,

to us, in hand paid at and before the sealing of these presents by Joseph Carlton Bates,

(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 Joseph Carlton Bates, his heirs and assigns:-

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, situated in Cleveland Township, being known and designated as Tract No. 2 of property of Mrs. Jas. Bates as shown on plat of same made by J. Coke Smith, September 28th, October 6th, 1936, said tract containing 223 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at a sycamore tree on the bank of South Saluda River, the intersection of said river with old river run, and running thence along said old river run 9.49 chs. to a branch; thence along said branch as the line crossing a road to Greenville, 62.20 chs. to a point; thence N. 8.00 W. 24.92 chs. to a hickory, corner of property now or formerly belonging to Saluda Land & Timber Company; thence along said Saluda Land & Timber Company property, 77.35 chs. to a stone; thence S. 75.15 E. 33.34 chs. to a stone, corner of Clark land; thence S. 69.00 W. 31.70 chs. to a point; thence still with said Clark land, S. 20.30 E. 42.40 chs. to a stone, corner of property now or formerly belonging to C. K. Burgess; thence S. 72.00 W. 26.93 chs. to a stone; thence S. 18.00 E. crossing a road to Greenville, 29 chs. to a point in old river run, near a W. D.; thence along old river run to a sycamore tree on the bank of South Saluda River, the point of beginning.

An easement for ingress and egress is hereby given to Joseph Carlton Bates and his children, only so long as they own the property, to go across the property known as Tract No. 1 on said survey, to a spring just across the line between Tract No. 1 and Tract No. 2 for the purpose of obtaining water. This easement is for the benefit of Joseph Carlton Bates and his children only so long as they shall own Tract No. 2, and shall not run with the land but shall be extinguished upon the sale of the property by them to other parties.

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

Joseph Carlton Bates, his heirs and assigns, forever.

AND, we, ourselves and our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

Joseph Carlton Bates,

ourselves, heirs and assigns, against

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

WITNESS our hands and seals, this 28th day of November in the year of our Lord one thousand nine hundred and thirty six, and in the one hundred thirty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
 Stella Mae Bates }
 J. M. Phipps }
 Hallie A. Bates (L. S.)
 Clara Bates Turner (L. S.)
 (L. S.)
 (L. S.)

S. C. Revenue Stamps Cancelled
Dollars no stamps cents

THE STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me, Stella Mae Bates, and made oath that she saw the within named Mrs. Hallie A. Bates and Clara Bates

sign, seal, and as their act and deed, deliver the within written Deed; and that she, with J. M. Phipps, witnessed the execution thereof.

SWORN to before me, this 28th day of November, A. D. 1936
 Walter F. Pratt, Notary Public for S. C.
 Stella Mae Bates (L. S.)

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

I, Grantor, woman, 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. 1936

Notary Public for S. C. (L. S.)
Recorded November 18th, 1936, at 12:20 o'clock, P.M.

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