

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Essie Morgan Poteat and Fay Morgan Chambers,

_____ in the State aforesaid,
_____ in consideration of the sum of
Eight Thousand Four Hundred and No/100 (\$8,400) _____, Dollars

to _____ them _____ in hand paid
at and before the sealing of these presents by _____ Earle L. Hart

(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
Earl L. Hart,

That certain tract or parcel of land in Greenville County, State of South Carolina, adjoining the lands of the Saluda Land and Lumber Company and others, and bounded as follows, namely:

Located on the West side of Middle Fork of Saluda River, Greenville County, South Carolina. BEGINNING at an iron pin in concrete on the West bank of Middle Fork of Saluda River in the Hezzia Robinson land line, and running South 65 deg. West 878 feet to an iron pin in concrete in the West bank of the Jones Gap road; thence South 65.05 West 723.5 feet to a stone; thence South 64.02 West 1531.5 feet to a stone on the Southwest side of the Geer Highway; thence North 66-45 West 601.7 feet to an iron pin in concrete; thence North 41-45 West 577.5 feet to an iron pin in concrete on the East bank of county road leading to Geer Highway; thence North 41 West 1155 feet to a stone; thence North 44 West 109 feet to a post oak; thence North 52 West crossing a branch 1454 feet to a stone; thence with the line of the Saluda Land and Lumber Company North 37-55 East 4395 feet to a stone on the bank of the Jones Gap Road; thence same course 35 feet to a stone on the bank of river; thence down and with the meanders of Middle Saluda River and with the center of same to the beginning, containing 386 acres, as surveyed in March, 1932, by Dalton and Neves, Engineers of Greenville, South Carolina, said tract of land known as Riverview.

Reference may be had to that certain deed dated the 14th day of May, 1930, from the Kenesaw Investment Corporation, to J. L. Morgan, entered of record in the Deed Records of Greenville County, South Carolina, on the 14th day of May, 1930, in Book J, at page 652.

This deed is made subject to any public highway easements now existing in and to said land, and also subject to any easement of the Duke Power Company for a power line for the transmission of electric energy that now extends across the Western portion of said land, and also subject to any right of way that the G. & N. Railway, or their successors or assigns, may have across the Northeastern end of said tract of land.

This conveyance is further made subject to all right, title and interest that W. M. Conley has under a rental contract of said land for the year 1941, and all rights that J. L. Spivey has under rental contract to the store building located upon said land, for the year 1941.

The said J. L. Morgan died testate, a resident of McDowell County, North Carolina, (see Will on file in the Office of Probate Judge, Greenville County) leaving as his only heirs, under the laws of the State of North Carolina, his widow, Mrs. M. I. Morgan, and two children, Essie Morgan Poteat and Fay Morgan Chambers; the said Mrs. M. I. Morgan having conveyed all of her right, title and interest in and to said land to the grantors herein, by deed dated the 30th day of September, 1941, and recorded in the Deed Records of Greenville County.

THE STATE OF NORTH CAROLINA,
MCDOWELL COUNTY.

PERSONALLY appeared before me J. N. Morris and made oath that he saw the within named Fay Morgan Chambers, sign, seal and as her act and deed deliver the within written deed, and that he with G. L. Conley witnessed the execution thereof.

Sworn to before me this 2 day of October, 1941.

W. F. Grant (L.S.)

J. N. Morris.

Notary Public for North Carolina.

My Commission expires Jan. 16, 1943

Probate Recorded—Oct. 15th, 1941, at 11:47 A.M.—#15038