

TITLE TO REAL ESTATE

45782 PROBENCH-J. BRAD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we, Ernest E. Nicoll, J. Carl Nicoll, Ethel Nicoll, Leila Nicoll, Annie N. McCarrell, Thelma N. Cox, G. Clarence Nicoll and B. Ralph Nicoll, in consideration of the sum of Two Thousand (\$2,000.00) Dollars to us in hand paid at and before the sealing of these presents by W. S. Cox, (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 W. S. Cox:

All that certain parcel or tract of land containing Fifty-one (51) acres, more or less, situate, lying and being on the surfaced road leading from Tigerville to Marietta, in Saluda Township, Greenville County, State of South Carolina, bounded by lands of Johnson, Cox, Taylor and others, and having the following courses and distances according to survey and plat by W. P. Morrow, Surveyor, dated August 12, 1942, to-wit:

Beginning at a cedar, Northern corner of said tract, and running thence along the line of the J. L. Nicoll property, S. 35 E. 8.15 chs. to stake on road; thence S. 33.10 E. 21.05 chains to stake; thence S. 18 E. 20.00 chains to stake; thence S. 20½ W. 8.12 chains to stake; thence S. 33½ W. 3.65 chains to stake; thence S. 34 E. 5.00 chains to stake on Mush Creek; thence up said creek S. 76 W. 0.68 ch. to bend; thence S. 60 W. 0.82 ch. to bend; thence N. 89½ W. 1.56 chs. to bend; thence S. 82½ W. 2.00 chs. to bend; thence S. 79 W. 2.80 chs. to bend; thence S. 75 W. 4.87 chs. to stake; thence, leaving creek, N. 12½ W. 9.15 chs. to stake; thence N. 61½ E. 11.90 chs. to stake; thence N. 28½ W. 40.20 chs. to point on road; thence 80 links to P. O.; thence N. 39 W. 7.20 chs. to iron pin; thence N. 61 E. 7.70 chs. to the beginning corner.

This is a portion of the property devised to the grantors herein by will of George W. Nicoll as filed and recorded in the office of the Court of Probate of Greenville County. Reference is also made to the judgment in the office of the Clerk of Court of Greenville County in the case of Mrs. Ora Anna Hunt, et al., vs. Ernest Nicoll, et al., for further information regarding the title to this property.

RESERVING, however, unto the grantors herein as owners of the tract of land adjoining on the East the tract herein conveyed, known as the J. L. Nicoll tract, unto themselves, their heirs and assigns forever as owners of the J. L. Nicoll tract of land, the easement, right-of-ways, and privileges to use for farm purposes, for ingress and egress, two established farm roads over the tract herein conveyed, leading from the public road on the West to the grantor's land, identified as the J. L. Nicoll tract on the East; one of said farm roads crossing the farm conveyed a short distance to the rear of the dwelling house, and the other leading to the bottom land of Mush Creek on the Southern part of the property, both of said farm roads being clearly marked by us for a number of years.

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 W. S. Cox and his Heirs and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said W. S. Cox and his Heirs and Assigns, against ourselves and our Heirs, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals, this the 18th day of September, in the year of our Lord one thousand nine hundred and forty-two, in the one hundred and sixty-seventh year of the Independence of the United States of America.

Signed, sealed and delivered in
the presence of:

G. B. Noe

D. W. Johnson

Witness as to Ernest E. Nicoll,

J. Carl Nicoll, Ethel Nicoll,

Leila Nicoll, Annie N. McCarroll,

Thelma N. Cox.

Claude Dixon

Cornelia Campbell

Thos. P. Baskin

Witness as to G. Clarence Nicoll.

Augusta J. Joos

Hugh T. Sine

Witness as to B. Ralph Nicoll.

Ernest E. Nicoll (L. S.)

J. Carl Nicoll (L. S.)

Leila Nicoll (L. S.)

Annie Nicoll McCarrell (L. S.)

Thelma Nicoll Cox (L. S.)

Ethel Nicoll (L. S.)

G. Clarence Nicoll (L. S.)

B. Ralph Nicoll (L. S.)