

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Ernest Goodwin, in the State aforesaid, in consideration of the sum of Nine Thousand Five Hundred & No/100ths (\$9500.00) Dollars to me in hand paid at and before the sealing of these presents by Pauline G. Phelps, Clarence Iseman, and Leonard J. Hempling (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 Paul G. Phelps, Clarence Iseman and Leonard J. Hempling, their Heirs and assigns, forever:-

All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina on the Northwest side of North Saluda River and on both sides of public road to Marietta, and being known and designated as Tract No. 1 of the J. A. Cox land as shown on plat made by W. J. Riddle October 1, 1937, and having the following metes and bounds according to said plat, to-wit:

Beginning at a stake in public road corner of Tract No. 2 and running thence with line of Tract No. 2, N. 59-30 W. 1062 feet to a stake; thence continuing with line of Tract No. 2, N. 7 W. 1115 feet to a stone on lands of J. Harvey Cleveland; thence with his line, S. 73-20 W. 1478 feet to a stone; thence S. 6-55 W. 383.5 feet to a stone on land of Luther Cox; thence with his line, S. 54-20 E. 3536 feet to a stone in North Saluda River; thence up said river as the line 520 feet to a stake, corner of tract No. 2; thence with line of tract No. 2, N. 40 W. 1130 feet to the beginning corner and containing 65.50 acres, more or less.

~~at and before the sealing of these presents by~~

This is the same property conveyed to me by deed of A. E. Cox by deed dated November 1, 1937 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 200, page 302.

Also, all that piece, parcel and tract of land, situate, lying and being in Saluda Township, State and County aforesaid, known as a part of the land conveyed to J. A. Cox by Mrs. Sallie R. Goodwin and adjoining lands of J. A. Cox and J. D. 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~~

Beginning in the center of the Marietta Road on J. D. Cox's line and running thence with said road, S. 41 $\frac{1}{2}$ W. 7.30 chs. to an iron pin at corner of other lands hereinafter described, thence N. 49 W. 5.30 chs. to a Sycamore Tree X-3NM; thence N. 16 W. 5.50 chs. to W. O. X-3NM; thence N. 17 E. 4.30 chs. to an iron pin; thence N. 50 W. 4.80 chs. to polar X-3NM; thence N. 24 W. 4.75 chs. to a small dogwood X-3NM; thence N. 7 W. 4.60 chs. to a Hickory X on old line; thence S. 72 $\frac{1}{2}$ E. 3.15 chs. to a P. O. tree X-3NM; thence S. 38 E. 13.30 chs. to a stone OM; thence S. 26 $\frac{1}{2}$ E. 9.35 chs. to the beginning corner and containing 14- $\frac{3}{4}$ acres, more or less.

Also, all that certain piece, parcel and tract of land, situate, lying and being in Saluda Township, State and County aforesaid and being described as follows:

Beginning at a Sycamore on line of tract No. 2, hereinafter described, and running thence with the line of Tract No. 2, N. 54-15 W. 387 feet to a stake; thence N. 58-45 E. 250 feet to a white oak; thence S. 16 E. 363 feet to the beginning corner, and containing one acre, more or less.

The two last above described tracts of land were conveyed to me by deed of Albert N. Smith, dated July 23, 1944, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 224, page 107.

Also, all that certain piece, parcel or lot of land situate, lying and being on the Northwest side of North Saluda River and on both sides of the public road leading to Marietta in Saluda Township, Greenville County, South Carolina, being shown as Tract 2 on Plat of property of A. E. Cox, surveyed by W. J. Riddle October 1, 1937, containing, according to said survey, 65.50 acres and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at a stake in center of North Saluda River at corner of the Tract first above described and running thence up North Saluda River in a Northeasterly direction, 520 feet to a stake; thence N. 28-0 W. 1310 feet to a stake in public road leading to Marietta; thence with said road, S. 41-05 W. 471.2 feet to a stake; thence N. 49-0 W. 351.5 feet to a sycamore; thence N. 54-15 W. 387 feet to an iron pin; thence N. 58-45 E. 250 feet to a White Oak; thence N. 17-0 E. 284 feet to an iron pin; thence N. 50-0 W. 317 feet to a poplar; thence N. 24-0 W. 313.5 feet to a dogwood; thence N. 7-0 W. 303.6 feet to a Hickory; thence N. 71-30 W. 336 feet to a stone; thence N. 38-45 W. 1616 feet to a stake at corner of Tract 4 on Plat above mentioned; thence with the line of Tract 4, S. 53-10 W. 357.5 feet to a stake; thence S. 36-50 E. 1796 feet to a stone; thence S. 7-0 E. 1115 feet to a stake; thence S. 59-30 E. 1062 feet to a stake in public road leading to Marietta; thence S. 40-0 E. crossing branch 1130 feet to a point in North Saluda River, the beginning corner.

The above property was conveyed to me by deed of Arthur E. Cox, dated July 25, 1939, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 212, page 252.