

GREENVILLE COUNTY

JULIE PARSONS
R.M.C.

Know All Men by These Presents:

That I, F. L. Howard in the State aforesaid,
in consideration of the sum of Nine Hundred Fifty and No/100 -- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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

T. A. Cox, his heirs and assigns:- All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, located on the west side of U. S. Highway 276, just below the limits of the Town of Simpsonville, adjoining lands of J. B. West and other lands of Grantor, and having according to a plat of survey made by W. J. Riddle, Surveyor on Jan. 1951, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Right-Of-Way of U. S. Highway #. 276, joint corner with home lot of F. L. Howard, and running thence S. 85-40 W. 335 ft. across the C. & W. C. Railway tracks to an iron pin on east side of South Main Street; thence along South Main Street S. 6-10 W. 36 ft. to an iron pin; thence N. 85-40 E. 61 ft. to a point in center of the C.&WC railway tracks; thence along railway tracks S. 8-19 W. 67 ft. to a point in tracks; thence along line of J. B. West N. 85-40 E. 292 ft. to an iron pin on right of way of Highway; thence along said highway N. 2-20 W. 100 ft. to the beginning corner.

It is to be fully understood that this conveyance is subject to any right-of-way or rights of way owned or held by the C. & W. C. Railway Company or by the State Highway Department.

The above lot is a portion of the same tract conveyed to F. L. Howard by L. S. Verdin by deed dated July 3, 1945 and recorded in the Greenville County R. M. C. Office in Vol. 277 at page 267.

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 grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 20th day of January in the year of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of

Calvin Rice
Virgil Coker



F L Howard (Seal)

_____ (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Calvin Rice

and made oath that he saw the within named grantor(s) F. L. Howard
written deed, and that he, with Virgil Coker sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 20th day of January, A. D. 19 51
Calvin Rice (Seal)
Notary Public for South Carolina

Calvin Rice

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, D. L. Bramlett, Jr., A Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary S. Howard wife of the within named F. L. Howard 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 T. A. Cox, his 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 20th day of January, A. D. 19 51
D. L. Bramlett, Jr. (Seal)
Notary Public for South Carolina

Mrs. Mary S. Howard

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 26th day of January, 19 51, at 2:05 P. M., No. 2135