

FILED For True Consideration See Affidavit  
GREENVILLE Book 14 Page 198

BOOK 437 PAGE 437

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, 1951, between Alice McCall Cooper, a widow, Marvin O. Cooper, and Elisa Mae Cooper, all of Route 1, Simpsonville, South Carolina, and Franklin D. Cooper, C/o Johns Hopkins Hospital, Baltimore, Maryland, parties of the first part, and Thomas D. Cooper, a single man, of Route 1, Simpsonville, South Carolina, party of the second part;

WITNESSETH: That

WHEREAS, Osear R. Cooper, of Greenville County, State of South Carolina, died intestate on the 30th day of October, 1950; and

WHEREAS, Alice Cooper, one of the parties of the first part, is the widow of said decedent, and the other parties of the first part, together with the party of the second part, are the sole surviving children of said decedent; and

WHEREAS, the parties of the first part and the party of the second part constitute all of the heirs-at-law of said decedent and the sole distributees of said decedent's estate; and

WHEREAS, the parties of the first part desire to consolidate in the party of the second part title to the lands hereinafter described, on which the United States of America holds a first mortgage lien, and the party of the second part is willing to assume the debt secured by the Government's mortgage on said property;

NOW, THEREFORE, the parties of the first part, in consideration of the premises and for and in consideration of the sum of One Dollar (\$1.00), to them in hand paid by the party of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the party of the second part, the following described land, lying and being in the County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel and lot of land situate, lying and being in Greenville County and State of South Carolina, in Austin Township, on branch waters of Gilder Creek, waters of Enoree River, adjoining lands of T. M. Verdin, Alee King and Lots #1 and 3, as shown by a survey and plat made by James P. Attaway, October 22, 1913, and having the following metes and bounds:

Beginning on a post oak 3x; thence North 11 degrees West 15.98 feet to a rock 3x; thence North 2-3/4 degrees East 12.23 feet to a rock 3x; thence North 73-5/8 East 24.30 feet to a rock, Verdin's

corner; thence South  $9\frac{1}{4}$  degrees East 8.73 feet to a rock, Pike's corner; thence South  $2\frac{1}{4}$  degrees East 20.58 feet to rock 3x; thence South  $44\frac{3}{4}$  degrees East 27.10 feet to rock 3x; thence South 75 degrees West 8.54 feet to corner in old road; thence North 37 degrees West 6.63 feet to a stake; thence North  $73\frac{1}{2}$  degrees West 16.78 feet to a stake; thence North  $67\frac{1}{4}$  degrees West 15.07 feet to the beginning. Containing  $10\frac{1}{2}$  acres, more or less, as surveyed by James P. Attaway, this being Tract No. 2 of said survey.

For a plat of the above described property see plat recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book I, at page 71.

together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining.

The above-described land is subject to that certain mortgage executed and delivered to the United States of America by Oscar R. Cooper (now deceased) and Alice McCall Cooper, his wife, on the 18th day of June, 1940, which said mortgage is recorded in Mortgage Book 291, at page 165, in the Office of the Clerk of Court, Greenville County, South Carolina; and that said party of the second part, by separate agreement executed as of the date hereof, assumes liability for and agrees to pay, as a part of the consideration of this conveyance, the indebtedness secured by said mortgage.

TO HAVE AND TO HOLD all and singular the premises before-mentioned, unto the party of the second part, his heirs and assigns, forever.

And the said parties of the first part do, for themselves and for their heirs, executors, administrators and assigns covenant with the party of the second part and his assigns that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators, and assigns shall warranty and defend the same to the said party of the second part and his assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered by  
Alice McCall Cooper in the  
presence of:

Alice McCall Cooper (SEAL)  
Alice McCall Cooper

W. J. Verdin  
W. J. Verdin

Signed, sealed and delivered by  
Marvin O. Cooper in the presence of:

Marvin O. Cooper (SEAL)  
Marvin O. Cooper

R M Verdine

W. J. Verdine

Signed, sealed and delivered by  
Eliza Mae Cooper in the presence  
of:

Eliza Mae Cooper (SEAL)  
Eliza Mae Cooper

R M Verdine

W. J. Verdine

Signed, sealed and delivered by  
Franklin D. Cooper in the presence  
of:

Franklin D. Cooper (SEAL)  
Franklin D. Cooper

Joseph E. Bair

Margaret J. Perkins

STATE OF MARYLAND }  
COUNTY OF Baltimore }

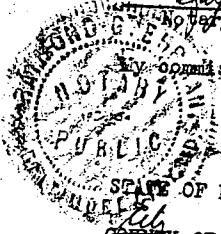
Personally appeared before me Joseph E. Remy, who, being duly sworn, says that he saw the within named Franklin D. Cooper sign, and as his act and deed, deliver the foregoing instrument for the purposes therein mentioned, and that he, with Wayne H. Perkins, witnessed the execution thereof.

Joseph E. Remy  
Witness

SWORN to before me this 25th day of June, 1951.

Raymond G. Mermann  
Notary Public

My commission expires: May 4, 1953



Renunciation of Dower

STATE OF MARYLAND }  
COUNTY OF Baltimore }

I, Raymond G. Mermann, do hereby certify unto all whom it may concern that Verde D. Cooper, wife of the within named Franklin D. Cooper, 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 persons whomsoever, renounce, release and forever relinquish unto the within named Thomas D. Cooper, 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.

Verde D. Cooper  
Signature of Verde D. Cooper

GIVEN under my hand and seal this 25th day of June, 1951.

Raymond G. Mermann  
Notary Public

My commission expires: May 4, 1953



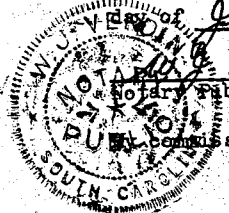
Recorded July 6th. 1951 at 10:53 A. M. #15723

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

Personally appeared before me J. M. Verdin, who, being duly sworn, says that he saw the within named (Mrs) Alice McCall Cooper, a widow, Marvin O. Cooper, and Eliza Mae Cooper, sign, seal and as their act and deed, deliver the foregoing instrument for the purposes therein mentioned, and that he, with W. J. Verdin, witnessed the execution thereof.

J. M. Verdin  
Witness

SWORN to before me this 30  
day of June, 1951.



J. M. Verdin  
Notary Public

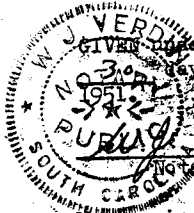
My commission expires at the pleasure of the Governor.

Renunciation of Dower

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

I, W. J. Verdin, do hereby certify unto all whom it may concern that Mabel E. Cooper, wife of the within named Marvin O. Cooper, 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 persons whomsoever, renounce, release and forever relinquish unto the within named Thomas D. Cooper, 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.

Mabel E. Cooper  
Signature of Mabel E. Cooper



GIVEN under my hand and seal this  
30 day of June,  
1951.  
W. J. Verdin  
Notary Public

My commission expires at the pleasure of the Governor.