

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. Vardner
W. J. Vardner