



STATE OF SOUTH CAROLINA,

County of GREENVILLE.

For True Consideration See Affidavit

Book 15 Page 98

KNOW ALL MEN BY THESE PRESENTS that I, R. L. COOPER,

in the State aforesaid,

in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations,

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 V. R. COOPER, a one-fourth undivided interest in and to:

All that certain piece, parcel or lot of land situate, lying and being in the Town of Fountain Inn, County of Greenville, State of South Carolina, containing 1.43 acres, more or less, according to survey made by Madison H. Woodward, Engineer, February 11, 1945, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point in street at corner of property of George P. Wenck, John A. Mimms and O. C. Woods and property now or formerly of W. A. Kellett and running thence with the line of property of George P. Wenck, John A. Mimms and O. C. Woods N. 30-00 W. 158.6 feet to a point in the center of the C. & W. C. Railway Company siding leading to the Fountain Inn Plant of the Woodside Mills; thence with the center of said railway siding S. 78-36 W. 313.2 feet to a stake in the center of said railway siding at corner of property of the Woodside Cotton Mills Company; thence with line of property of the Woodside Cotton Mills Company S. 34-38 E. 282 feet to an iron pin in street at corner of property of W. A. Kellett; thence with said street and with line of Kellett property N. 53-22 E. 275 feet to the beginning corner.

Subject, however, to a right of way reserved to the Woodside Cotton Mills Company, its successors and assigns, for the maintenance and operation of a railway siding or industrial track extending across the Northern 8 feet of the lot above described, such right of way being 16 feet wide, being 8 feet on each side of the center line of the C. & W. C. Railway Company siding as now located, which track leads from the track and right of way of the C. & W. C. Railway Company in a Westerly direction to the Fountain Inn Plant of the Woodside Cotton Mills Company, together with the right of entry for replacement, renewal, maintenance and repair; and subject to all right which Charleston & Western Carolina Railway Company may have under that certain agreement entered into on August 1, 1905, between said Railway Company and Fountain Inn Manufacturing Company and recorded in the R. M. C. Office for Greenville County in Deed Book QQQ, page 7.

The above described property is the identical property conveyed to the grantor herein by George P. Wenck, John A. Mimms and O. C. Woods by deed dated June 27, 1949, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Volume 385 at page 501.

This conveyance is made subject to an existing mortgage.

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, 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 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 22nd day of March in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

[Signatures of Eugene Bryant and Bennett R. Maybank]

R. L. Cooper



STATE OF SOUTH CAROLINA,

County of GREENVILLE

Personally appeared before me Bennett R. Maybank

and made oath that he saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that he, with Eugene Bryant witnessed the execution thereof.

Sworn to before me this 22nd

day of March, A. D. 1952.

Eugene Bryant (Seal) Notary Public for South Carolina

[Signature of Bennett R. Maybank]

STATE OF SOUTH CAROLINA,

County of GREENVILLE

RENUNCIATION OF DOWER

do hereby certify unto all whom it may concern, that Mrs. Fannie Cook Cooper wife of the within named R. L. 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 person or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s), 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 22nd

day of March, A. D. 1952.

Eugene Bryant (Seal) Notary Public for South Carolina

Fannie Cook Cooper