

State of South Carolina,

Greenville County

1911
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Know all Men by these presents, That

We, Naomi N. Stuart and Charles K. Stuart

in the State aforesaid, in consideration of the sum of

Fifteen Hundred and No/100 - - - - - (\$1500.00) - - - - - Dollars

to us paid by Benjamin T. Bowie and Etta U. Bowie

in the State aforesaid, 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 Benjamin T. Bowie and Etta U. Bowie, their heirs and assigns forever:

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, at River Falls on the middle Saluda River, containing 1.25 acres, more or less, and being known and designated as a portion of the J. C. Ragsdale Estate, a plat of which was made by G. A. Ellis, Surveyor, June 27, 1937, and having according to a plat made by H. T. Corn, Surveyor, April 3, 1952, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Stansell Road, joint corner with property now or formerly owned by C. Frank Ayers and Hattie P. Ayers, and running thence through the center of the Stansell Road, 204 feet, more or less, to a point in the center of the Stansell Road; thence due South, 50 feet, more or less, to a point in the center of the middle Saluda River; thence through center of said river 145 feet, more or less, to a point in the middle of the said river; thence 30 feet, more or less, in a northerly direction to a point in the center of Stansell Road; thence S. 87-30 E. 90 feet to a point in the center of a branch near the bridge over said branch; thence along the meanderings of the said branch, 230 feet to a point in the line of the property now or formerly owned by C. Frank Ayers and Hattie P. Ayers; thence N. 81 W. along the said line, 222.5 feet to an iron pin near a water line; thence continuing N. 81 W. 25 feet, more or less, to a point in the Stansell Road, the point of beginning.

This property is conveyed subject to all of the easements and rights of way for roadways, water lines, electric lines, telephone lines or any other easements across the said property.

This property is conveyed subject further to a restriction that the purchasers, their heirs and assigns, will never erect a residence, or any other building, nearer than 40 feet to the road in the front of the old Ragsdale home known as the Stansell Road.

The grantees herein are to pay the 1952 taxes on the above described property.

This property is a portion of the property conveyed to the grantors herein by Annie N. Stansell and Dave Stansell, by deed dated August 23, 1951, and recorded in the R. M. C. office for Greenville County, South Carolina, in Deeds Vol. 440, at page 365.

