

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FEB 26 2 32 PM 1954

Know All Men by These Presents:

That I, John B. Hicks, of the County of Greenville, in the State aforesaid, in consideration of the sum of One Thousand Twenty (\$1020.00) DOLLARS, and the assumption of mortgage hereinafter more specifically set forth, 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 Glynne M. Jones and Philippa M. Jones, their heirs and assigns,

All that piece, parcel or tract of land in Dunklin Township, Greenville County, State of South Carolina, on both sides of a public road and on Beaverdam Creek, waters of Saluda River, and having the following metes and bounds, courses and distances, to-wit:

BEGINNING at a point in the center of Beaverdam Creek under the bridge, and running thence N. 86 3/4 E. 2.75 chs. to stake, x, in old road; thence N. 11 1/2 W. 18.40 chs. to stone, x; thence N. 29 1/2 E. 15.33 chs. to stake, x; thence N. 87 1/2 E. 23.72 chs. to stone, x; thence S. 6 1/2 W. 49.84 chs. to a dogwood in gully; thence S. 79 1/2 W. 20.60 chs. to point in center of Beaverdam Creek; thence up and along the center of said Beaverdam Creek, N. 2-00 W. 21.00 chs. to the point of beginning, the said Creek being the line; and containing One Hundred Twenty Eight and 4/10 (128.4) acres, more or less.

A very small piece, or parcel in this tract was formerly deeded to Albert C. McDavid as an old Cemetery lot, it has been deducted from this acreage.

See, also, Sketch by J. Mac Richardson, R.L.S., February 1944, made from plat of C.M. Furman, C.E., the same recorded in Plat Book "N" at page 155 in the R. M; C. office for Greenville County.

The said property is bounded by lands now, or formerly, belonging to the W. H. Stokes Estate, Mrs. J. F. Tripp, Mrs. Beulah C. Stokes, and others.

The above described property is the same conveyed to me by Carl R. Vest, by deed dated April 8, 1950, recorded in Vol. 407 at page 60, in said R.M.C. office.

As a part of the consideration hereinabove expressed, the Grantees herein assume and agree to pay, to the extent of Twenty Five Hundred (\$2500.00) Dollars, that certain Note and Mortgage over said property, same executed by John B. Hicks to R. E. Benson in original sum of \$2500.00, recorded in Vol. 456, page 169.

Taxes for the year 1954 are to be paid by the Grantees.

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 their 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 25th day of February, in the year of our Lord One Thousand Nine Hundred and Fifty Four.

Signed, Sealed and Delivered in the Presence of

John C. Henry

John B. Hicks



State of South Carolina, Greenville County

Personally appeared before me

W. C. Hamby,

and made oath that he saw the within named grantor(s) John B. Hicks, written deed, and that he, with John C. Henry, sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 25th day of February, A. D. 19 54.

John C. Henry (Seal) Notary Public for South Carolina

W. C. Hamby

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John C. Henry, a

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Glenda C. Hicks, wife of the within named John B. Hicks, 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 Glynne M. Jones & Philippa M. Jones, their 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 25th day of February, A. D. 19 54.

John C. Henry (Seal) Notary Public for South Carolina

Glenda C. Hicks

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 2:32 P.M. Recorded this 26th day of February, 19 54, at 7 M., No. #4496