

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & OLLIE FARNSWORTH
STATE OF SOUTH CAROLINA, R.M.C.
GREENVILLE COUNTY



Know All Men by These Presents: That we, Margaret C. Spencer, J. C. Cox, Leeargie C. Christopher, Mae C. Johnson, Florida C. Pierce, Tweety C. Hunt, Preshey C. Johnson and Boyce L. Cox in the State aforesaid, in consideration of the sum of Four Thousand, Nine Hundred and no/100 (\$4,900.00) - - - DOLLARS,

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 John Marshall Cox, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in Saluda Township, containing 32 acres, more or less, and being known and designated as the Eastern portion of Tract No. 2, as shown on plat of the property of the Estate of Susan Cox recorded in Plat Book "D" at pages 14 and 15, and being more particularly described, according to said plat, as follows:

BEGINNING at a point in the center of the Marietta Road on the common line of Tracts 1 and 2 as shown on said plat, and running thence along the center of the Marietta Road, the traverses of which are as follows: S. 44-30 W. 220 feet; S. 50-38 W. 316 feet; S. 35-37 W. 242 feet and S. 6-30 W. 497 feet, to a point in the center of said road on the common line of Tract 2 and the property of Elzy Cox as shown on said plat, and running thence with the line of the property now or formerly of Elzy Cox, S. 77-10 E. 1648 feet crossing the North fork of the Saluda River to a stone on corner of lands now or formerly of C. O. Goodwin; thence with the lines of said land, N. 8-58 W. 589 feet to a stone on the East bank of the North fork of the Saluda River; thence across said river, N. 41-26 W. 100 feet to a stake on the West bank of the river; thence along the West bank of the river, N. 8-58 E. 136 feet to a stone on the West bank of the river at the joint corner of tracts 1 and 2 as shown on said plat; thence along the joint line of said tracts, N. 54-20 W. 1104 feet to the point of beginning.



The grantors and grantee herein being the sole heirs at law of Luther Cox, and the above described premises being a portion of the property conveyed to Luther Cox by Sarah Cox, et al, by deed recorded in Volume 28 at page 105.

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 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 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 4th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

E. M. Blythe, Jr.
John Marshall Cox

Margaret C. Spencer (Seal)
J. C. Cox (Seal)
Leeargie C. Christopher (Seal)
Mae C. Johnson (Seal)
Florida C. Pierce (Seal)
Tweety C. Hunt (Seal)
Preshey C. Johnson (Seal)
Boyce L. Cox (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me *E. M. Blythe, Jr.* and made oath that she saw the within named grantor(s) *Margaret C. Spencer, J.C. Cox, Leeargie C./ Tweety C. Hunt, Preshey C. Johnson and Boyce L. Cox* sign, seal and as their act and deed deliver the within written deed, and that she, with *E. M. Blythe, Jr.*, witnessed the execution thereof.

Sworn to before me this 4th day of March, A. D. 1954
E. M. Blythe, Jr. (Seal)
Notary Public for South Carolina

E. M. Blythe, Jr.

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, *E. M. Blythe, Jr.*, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. *Thelma N. Cox* and *Mattie Sue Mc. Cox*, the wives, respectively wife of the within named *J. C. Cox* and *Boyce L. Cox* 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 *John Marshall Cox*, his Heirs and Assigns, all her interest and estate, and also 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 4th day of March, A. D. 1954
E. M. Blythe, Jr. (Seal)
Notary Public for South Carolina

Thelma N. Cox
Mattie Sue Mc. Cox