

FILED

JAN 12 11 38 AM

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents: OLLIE FARNSWORTH

That GENEVA SHEPPARD YOUNGBLOOD, JOHN HOLLAND SHEPPARD AND ETRULIA SHEPPARD MOONEY in the State aforesaid, DOLLARS, in consideration of the sum of One Dollar & Division of Property.

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 JAMES MARVIN SHEPPARD, his heirs and assigns, forever:

ALL our undivided three-fourths interest in and to all that certain tract of land, situate, lying and being near the City of Greenville, in Greenville County, S. C., on the Northeastern side of Edgemont Avenue Extension, being shown as a portion of Tract #7, according to a plat made by C. C. Jones & Associates, Engineers, of the J. B. Banks Property in December, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book LL, at page 151, and being described by metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Edgemont Avenue Extension in the front line of Lot 7, said pin being 140 feet in a Southeasterly direction measured along the Northeast side of Edgemont Avenue Extension from the joint front corner of Lots 6 and 7 and running thence through Lot 7 along line of property of John Holland Sheppard, N. 41-04 E. 575.5 feet to an iron pin; thence S. 33-25 E. 32.5 feet to an iron pin; thence S. 28-53 W. 563.2 feet to an iron pin on the Northeast side of Edgemont Avenue Extension; thence with the Northeast side of Edgemont Avenue Extension, N. 55-22 W. 150 feet to the beginning corner.

This is a portion of that property conveyed to the Grantors and James Marvin Sheppard by deed of J. B. Banks, dated December 20, 1956, recorded in the RMC Office for Greenville County, S. C., in Deed Book 567, at page 366. IT IS the intent of the Grantors to convey to the Grantee, James Marvin Sheppard all their interest in and to the tract of land above described, the Grantee already being vested with a one-fourth undivided interest therein.

Grantee to pay 1957 taxes.

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 12th day of January in the year of our Lord One Thousand Nine Hundred and Fifty Seven

Signed, Sealed and Delivered in the Presence of

Rebecca H. Hemphill
Patrick C. Fant

Geneva Sheppard Youngblood (Seal)
Etrulia Sheppard Mooney (Seal)
John Holland Sheppard (Seal)

State of South Carolina, Greenville County

Personally appeared before me Rebecca H. Hemphill

and made oath that s he saw the within named grantor(s) Geneva Sheppard Youngblood, John Holland Sheppard and Etrulia Sheppard Mooney sign, seal and as their act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 12th day of January, A. D. 19 57
Patrick C. Fant (Seal)
Notary Public for South Carolina

Rebecca H. Hemphill

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Dorothy P. Sheppard wife of the within named John Holland Sheppard 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 James Marvin Sheppard, 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 12th day of January, A. D. 19 57
Patrick C. Fant (Seal)
Notary Public for South Carolina

Dorothy P. Sheppard

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 12th day of January 19 57 at 11:58 A.M. No. #1025

B11-2-61 11-2-61