

GREENVILLE CO. S. C.

JAN 18 10 58 AM

OLLIE FARNSWORTH
R.M.C.STATE OF SOUTH CAROLINA)
:)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That we, B. F. Staton, J. A. Staton, Minnie Bell Bayne, Bessie Huggins, Fannie Boone, Ella Banks, and Alice Davidson, being the surviving children of T. M. Staton, deceased; Bobbie F. Staton, William Henry Staton, Nancy S. Bradley, and Bertie S. Peace, being the surviving heirs-at-law of R. P. Staton, a deceased son of the said T. M. Staton; Hicks L. Maybin, Grant U. Maybin, Lincoln Maybin, Lafayette Maybin, Columbus R. Maybin, Robert F. Maybin, Janette M. Gordon, Etta Vaughn, Nellie Coggins, and Louise M. Hudson, being the heirs-at-law of Mary E. Maybin, a deceased daughter of the said T. M. Staton, in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and correction of former deed, to us paid by W. G. Bayne 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 W. G. Bayne, his heirs and assigns forever, all our right, title and interest in and to the following described real estate:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Saluda Township on the south side of the Buncombe Road, and having the following metes and bounds, to-wit:

BEGINNING on the Buncombe Road at a rock corner and running thence S. 72 W. 69 poles to a stone; thence S. 57-30 W. 80 poles to a stake; thence S. 2 W. 16 poles to W. B. Allen's corner; thence N. 72 E. 150 poles to a rock in the old Buncombe Road; thence S. 10 E. 20 poles to a stone; thence N. 88 E. 45 poles to a rock; thence N. 10 W. 67 poles to a stake; thence N. 81 W. to the Buncombe Road; thence south with the Buncombe Road to the beginning corner; less, however, a tract of land containing 26 acres, more or less, conveyed by the grantee herein to W. H. Bayne by deed recorded in the R. M. C. office for Greenville County in Deed Vol. 535, at page 191.

The above described property contains 9 acres, more or less, and is the smaller portion of the same conveyed to the grantee herein by Durant Taylor by deed dated December 12, 1949, and recorded in the R. M. C. office for Greenville County in Deed Vol. 397, at page 510.

The purpose of this deed is to correct errors in a deed from B. F. Staton, et. al., to James Taylor, et. al., which is recorded in the R. M. C. office for Greenville County in Deed Vol. 304, at page 68. Since the execution of that deed, R. P. Staton has died intestate, and his only surviving heirs-at-law are included among the grantors herein. The children of Lillie Taylor, a deceased daughter of the said T. M. Staton, are not included in this conveyance for the reason that they acquired title to the property and subsequently conveyed it by proper deeds.

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 premises before mentioned unto the said W. G. Bayne, his heirs and assigns forever.

AND we do hereby bind ourselves and our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said W. G. Bayne, his heirs and assigns against us and our heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.