

STATE OF SOUTH CAROLINA

MAY 20 10 39 AM 1957

COUNTY OF GREENVILLE

OFFICE OF THE CLERK OF COURTS

Know All Men by These Presents:

That I, FRANCIS C. SCRUGGS in the State aforesaid, in consideration of the sum of Five and no/100 -----(\$5.00)----- DOLLARS, love and affection for my brother to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said CARTER F. SCRUGGS, all my right, title and interest, the same being 8/10 as set out below in and to:

All that piece, parcel and tract of land, situate, lying and being in Greenville County in the State aforesaid, containing two hundred and four acres (204) more or less, and having the following lines, metes and bounds, to wit:

BEGINNING at an Ash 3X on the North Bank of Saluda River, running thence N. 22 E. 35.50 chains to a stone 3X, thence N. 53 E. 35.50 chains to a stone 3X; thence N. 66 E. 7.40 chains to a stone 3X; thence N. 17 E. 27.50 chains on Mountain Creek to a stone 3X on the South bank of said Creek; thence up the meanders of said Creek to the second sharp bend; thence S. 30 W. 7.00 chains; thence N. 4 W. 7.79 chains to a Red Oak 3X; thence S. 35.75 chains to a stone 3X; thence S. 3 3/4 E. 23.00 chains to a Hickory 3X; thence S. 14 W. 41.50 chains to a maple 3X on the North Bank of Saluda River, and thence with the meanders of said River to the beginning corner, and bounded by lands now or formerly of Mary Annie Cooley, Jesse L. French, Martha Whitt, J. T. Cooley and George W. French, and by the Saluda River and Mountain Creek.

This property was conveyed in trust for Elizabeth Alsey French (later Elizabeth A. F. Scruggs) for life then to any living heirs of her body freed of said trust. Elizabeth A. F. Scruggs died in 1949 leaving surviving her ten (10) children, seven (7) of these children having conveyed their interest to the grantor by deeds to be recorded herewith. This vests a 9/10 interest in the grantee.

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 16th day of May in the year of our Lord One Thousand Nine Hundred and fifty-seven.

Signed, Sealed and Delivered in the Presence of

Edmond O. Black
Patty Early

Francis C. Scruggs (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina
COUNTY OF DISTRICT OF COL.

Personally appeared before me

Edmond O. Black

and made oath that he saw the within named grantor(s) Francis C. Scruggs sign, seal and as his act and deed deliver the within written deed, and that he, with [redacted] Patty Early witnessed the execution thereof.

Sworn to before me this 16 day of May, A. D., 1957
Ettel O. Bradford (Seal)
Notary Public for South Carolina

Edmond O. Black "D"

State of South Carolina
COUNTY OF DISTRICT OF COL.

RENUNCIATION OF DOWER

I, Ettel O. Bradford Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Dorothy P. Scruggs wife of the within named Francis C. Scruggs 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 Carter F. Scruggs, and 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 16 day of May, A. D., 1957
Ettel O. Bradford (Seal)
Notary Public for South Carolina

Dorothy P. Scruggs

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 10:39 A.M.
Recorded this 20th day of May 1957, at M., No. 12026