

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That We, Harry O. Yearick, Sr. & Harry O. Yearick, Jr. in the State aforesaid, in consideration of the sum of Ninety-four Thousand One Hundred Fifty & 23/100 DOLLARS, and assumption of mortgage 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 Dale L. Tryon and Rosalie L. Tryon,

All that piece, parcel or tract of land in the county of Greenville, state of South Carolina, containing 9.2 acres as shown on plat made by Dalton & Neves, Engineers, April 1928 and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Augusta Road, corner of property now or formerly Nora S. Fosters; thence with the line of said property S. 19-20 E. 1205 feet to a stone; thence S. 8-35 W. 140 feet to a stone; thence S. 50-05 W. 256 feet to an iron pin corner, now or formerly Brockman property; thence with the line of said property N. 19-00 W. 1275 feet to an iron pin on the southeast side of Augusta Road; thence with the southeast side of said Augusta Road N. 45-20 E. 330 feet to the beginning corner.

This being the same property conveyed to the grantors by deed of John S. Coleman by deed dated August 9, 1955 recorded in deed volume 532 page 156. This conveyance is made subject to easements granted to the Duke Power Company dated November 16, 1953 and May 21, 1954 and recorded in deed volume 490 page 450 and deed volume 504 page 121 respectively, and is also subject to easement for the South Carolina Highway Department and right of way for road purposes dated January 20, 1955.

The grantees assume and agree to pay that certain mortgage held by the South Carolina National Bank as assignee, originally \$107,500.00 recorded August 16, 1955 in mortgage volume 648 page 453, on which there is a balance due of \$75,849.77.

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 31 day of December in the year of our Lord One Thousand Nine Hundred and fifty-nine.

Signed, Sealed and Delivered in the Presence of

W.W. Wilkins
Genobia Cox

Harry O. Yearick, Sr. (Seal)
Harry O. Yearick, Jr. (Seal)

State of South Carolina, Greenville County

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) Harry O. Yearick, Sr. & Harry O. Yearick, Jr. sign, seal and as their act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 31 day of December, A. D. 1959
W.W. Wilkins (Seal)
Notary Public for South Carolina

Genobia Cox

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha D. Yearick and Betty B. Yearick wife of the within named Harry O. Yearick, Sr. and Harry O. Yearick, Jr. 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 Dale L. Tryon & Rosalie L. Tryon, 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 31 day of December, A. D. 1959
W.W. Wilkins (Seal)
Notary Public for South Carolina

Martha D. Yearick
Betty B. Yearick

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 31st day of December 1959 at 3:53 P.M., No. #18825

394-1-27