

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FEB 6 8 49 AM 1961



Know All Men by These Presents:

That I, J. A. Simpson in the State aforesaid, in consideration of the sum of Seventy Seven Hundred Sixty and 28/100 (\$7760.28)--- 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 R. F. Melton and James R. Mann, their heirs and assigns forever:

All those pieces, parcels or tracts of land in Gantt Township, Greenville County, State of South Carolina, situate, lying and being on the western side of the Greenville-Piedmont Highway (Old U. S. Hwy. No. 29), and being known and designated as Tract No. 3 and a portion of Tract No. 2 of Property of J. A. Simpson, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book II, at Page 20, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the Greenville -Piedmont Hwy. at the joint front corner of Tracts Nos. 3 and 4; and running thence along the line of Tract 4, N. 71-30 W. 470.3 feet, more or less, to a point in the center of the C & WC railroad; thence along the center of the said railroad as the line N. 5-34 E. 288.6 feet to a point; thence a new line through Tract No. 2, S. 71-30 E. 530 feet, more or less, to a point on the western side of Greenville-Piedmont Highway, which point is 35 feet N. 18-30 E. from the joint front corner of Tracts 2 and 3; thence along the said highway, S. 18-30 W. 35 feet to an iron pin at the joint front corner of Tracts 2 and 3; thence still with said highway, S. 18-30 W. 247.0 feet to the beginning corner. This conveyance is subject to all existing rights-of-way.

The above described property is part of the same conveyed to me by deeds recorded in the R. M. C. Office for Greenville County, S. C., in Deed Books 426, Page 436; Book 426, Page 331; and Book 226, Page 285.

As a part of the consideration for this conveyance the grantees assume and agree to pay the balance due on that certain note and mortgage by the grantor herein to Eunice A. Baswell, and recorded in the R. M. C. Office for Greenville County in Mtg. Bk. 678, Page 268. 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 3rd day of February in the year of our Lord One Thousand Nine Hundred and sixty-one

Signed, Sealed and Delivered in the Presence of

John B. Powers
J. W. Jones

J. A. Simpson (Seal)



State of South Carolina, Greenville County

Personally appeared before me J. W. Jones

and made oath that he saw the within named grantor(s) J. A. Simpson sign, seal and as his act and deed deliver the within written deed, and that he, with John B. Powers witnessed the execution thereof.

Sworn to before me this 3rd day of February, A. D. 1961

John B. Powers (Seal) Notary Public for South Carolina

J. W. Jones

State of South Carolina, Greenville County

RENUNCIATION OF DOWER (Grantor unmarried)

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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... A. D. 19... (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$... U. S. \$... Recorded this 6th day of February 1961, at 8:48 A. M., No. 19168.