

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

JUN 23 1961

Know All Men by These Presents:

That We, Alva R. Tate and Joe A. Waters

in the State aforesaid, DOLLARS

in consideration of the sum of One (\$1.00) Dollar and premises

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 M. Ansel Arms, his heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in the County and State aforesaid, Oneal Township, lying on the northern side of road that leads from State Hwy. No. 415 at or near the Old Gunter Gin place, and being a part of Tract No. 1 as shown on Plat of Property of A. J. Tate Estate, and having the following courses and distances, to-wit:

BEGINNING on a nail and stopper in the center of the said road, joint corner of the Joe A. Waters lot, and running thence N. 40-10 W. 22 feet to an old iron pin on the northern bank of the said road; thence with the new line of Joe A. Waters and with a terrace with the following courses and distances: N. 29-30 W. 176 feet; thence N. 43-26 W. 100 feet; thence N. 66-18 W. 100 feet; thence N. 60-49 W. 100 feet; thence N. 41-01 W. 154 feet to a stake on the original line of Joe A. Waters; thence N. 57-00 E. 177.5 feet to an iron pin on the former F. W. Andrea line; thence a new line, S. 41-35 E. 645 feet to a nail and stopper in the center of the said road (iron pin back on line on northern bank of road; thence with the said road, S. 58-50 W. 40.5 feet to a bend; thence S. 67-00 W. 100 feet to the beginning corner, containing two(2) acres, more or less.

This deed is executed by grantor Alva R. Tate, conveying her interest in said property, she having failed to sign the deed to grantee herein recorded in Deed Book 536 at Page 277, it having been the intention of said deed to convey the entire fee to grantee.

Grantor Joe A. Waters is executing this deed by reason of the fact that the above description includes a triangle of land on the rear line which was supposed to have been conveyed to E. G. and Alva R. Tate as referred to in said recorded deed, but no deed for said triangle was ever executed by Joe A. Waters to the Tates.

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 27th day of June in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

Alva R. Tate (Seal)
Joe A. Waters (Seal)
[Seal]
[Seal]
[Seal]

State of South Carolina, }
Greenville County }

Personally appeared before me J. T. Collins

and made oath that he saw the within named grantor(s) Alva R. Tate and Joe A. Waters sign, seal and as their act and deed deliver the within written deed, and that he, with C. Victor Pyle witnessed the execution thereof.

Sworn to before me this 27th day of June A. D. 19 61
C. Victor Pyle (Seal)
Notary Public for South Carolina

[Signature of J. T. Collins]

State of South Carolina, }
Greenville County }

RENUNCIATION OF DOWER

I, J. T. Collins

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Leontha S. Waters wife of the within named Joe A. Waters 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 M. Ansel Arms, 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 27th day of June A. D. 19 61
J. T. Collins (Seal)
Notary Public for South Carolina

Leontha S. Waters

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 28th day of June 19 61 at 12:24 P. M. No. #254

640.3-1-9.1