

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

Know All Men by These Presents:

That I, James Henry Hicks, in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS, and the assumption of the mortgage hereinbelow referred to, 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 W. Roy Manley and LeRoy Brown, their Heirs and Assigns forever:

All those two certain tracts of land in Bates Township, in the County of Greenville, State of South Carolina, containing 19.6 acres, more or less, as shown on plat of Property of James Henry Hicks, prepared by Terry T. Dill, September 14, 1959, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "OO" Page 411, and being described together according to said plat as follows:

BEGINNING at an iron pin on the east side of a county road, corner of property of Cora Lee Talley; thence with the line of said property, N.78-06 E. 443 feet to a point in branch; thence with said branch as the line, the traverse line of which is N. 2-45 E. 535 feet to a point; thence N. 17-50 E. 220 feet to a point; thence N. 53-00 E. 340 feet to a stake in said branch; thence over an iron pin N. 36-20 W. 633 feet to a stone near said county road; thence crossing said road, N. 77-45 W. 1138.3 feet to a stone; thence S. 23-00 W. 154 feet to a point; thence S. 51-30 E. 333.4 feet to an iron pin; thence S. 47-30 E. 182.2 feet to a maple; thence S. 56-30 E. 722 feet, more or less, to a point in the center of said county road; thence with the said county road, S. 15-15 W. 975 feet, more or less, to the beginning corner.

The above described property is the same conveyed to me by John Roy Shepherd, Sr. by deed dated January 14, 1960 and recorded in the R. M. C. Office in Deed Book 642, Page 319.

As a part of the consideration for the within conveyance the grantees assume and agree to pay that certain note and mortgage by the grantor herein to Administrator of Veterans' Affairs in the original amount of \$9400.00 dated January 14, 1960 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 813, Page 455, the balance now due thereon being approximately \$9200.00.

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 23rd day of August in the year of our Lord One Thousand Nine Hundred and Sixty One

Signed, Sealed and Delivered in the Presence of James Henry Hicks (Seal) Rebecca A. Daniel (Seal)

State of South Carolina, Greenville County Personally appeared before me Rebecca A. Daniel and made oath that she saw the within named grantor(s) James Henry Hicks written deed, and that she, with J. R. Mann sign, seal and as his act and deed deliver the within Sworn to before me this 23rd day of August, A. D. 1961 Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, J. R. Mann, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ruth R. Hicks wife of the within named James Henry Hicks 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 W. Roy Manley and LeRoy Brown, 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 23rd day of August, A. D. 1961 Notary Public for South Carolina Ruth R. Hicks

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 23rd day of August 1961 at 4:22 P.M. M., No. #5180

502.3-1-16