

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 10 11 31 AM 1964

BOOK 746 PAGE 315

KNOW ALL MEN BY THESE PRESENTS, that I, Effie Mae C. Rogers, Individually, and as Administratrix of the Estate of Clyde Rufus Rogers,

in consideration of One and No/100----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James H. Brooks, his Heirs and Assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, on the northern side of the Farr's Bridge Road, containing 0.79 of an acre, more or less, and described as follows:

BEGINNING at an iron pin on the western boundary of the Groce Road, 482 feet North of the Southern boundary of Farr's Bridge Road, and running thence N. 27-51 W. 332.5 feet to a point in the Southern boundary of the Groce Road; thence along the Southern and Western boundary of the said Road as follows: S. 86-17 E. 90.9 feet; thence S. 46-13 E. 59.7 feet; thence S. 19-10 E. 65.5 feet; thence S. 0-13 E. 186.5 feet to the beginning corner. These courses and distances are shown on Plat of the Nannie McRabb lands, made by D. E. Woodward and J. Mac Richardson in September 1951.

The above described is the same property conveyed to Clyde Rufus Rogers by J. C. Hughes by deed dated May 10, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Book 707, Page 253. The said Clyde Rufus Rogers died intestate on October 1, 1962, leaving as his sole heirs and distributees the grantor herein and four minor children, whose interest in said property is being conveyed by the Court to the grantee herein by deed of even date herewith.

Grantee agrees to pay 1963 taxes.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 11th day of January 1963.

SIGNED, sealed and delivered in the presence of:

Effie Mae C Rogers (SEAL)
Individually and as Executrix of the Estate
of Clyde Rufus Rogers (SEAL)

(SEAL)

(SEAL)

C. P. Manly

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11th day of January 1963.

C. P. Manly (SEAL)
Notary Public for South Carolina.

C. P. Manly

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER

(Not necessary)

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)
Notary Public for South Carolina.

05-2853-1-5