

State of South Carolina, 1970
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That James W. Woods, R.H.C., hereafter referred to as Grantor, in consideration of the sum of One Dollar, Love and Affection ----- DOLLARS, paid to Grantor by James Kenneth Woods

hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns, ALL that certain tract of land containing 25 acres, more or less, situate in Dunklin Township, state and county aforesaid, on Line Creek and branches thereunto waters of Saluda River (this tract was not calculated, but only estimated, being the amount which J. L. Pressley supposed to be).

W. L. Mitchell, State registered surveyor, ran a line from the highway N. 67 E. 6.00 chains to a new corner of the branch, a short distance northeast of said Line Creek; thence up said branch about 25.00 chains until it intersects with the line of property now or formerly of James A. Scott, bounded from the beginning by property now of B. O. Green and formerly of said J. L. Pressley and Mrs. Mattie A. Pressley; the tract above described lies northwest of this line and is bounded on the northeast by property now or formerly of J. A. Scott and on the northwest by property now or formerly of H. F. Gaines, and on the southwest by property now of B. O. Green but formerly of J. L. Pressley and Mrs. Mattie A. Pressley. The above described tract is a part of a former 60 1/2 acre tract of which approximately 10 1/2 acres heretofore has been conveyed.

For a description of the 60 1/2 acres, see deed of Henry J. Gaines to Mrs. Nannie E. Bagwell dated November 21, 1905, recorded in Deed Book 11, page 335, in the Office of the RMC for Greenville County. The foregoing 25 acres is the same land conveyed by J. L. Pressley and Mattie A. Pressley to Clyde C. Kirby by deed dated November 8, 1929, recorded in the Office of the RMC in Deed Book 157, at Page 336, and conveyed by said Clyde C. Kirby to Grantor by deed dated April 1, 1939, and recorded in the Office of the RMC for Greenville County in Deed Book 209, at Page 521.

The foregoing conveyance is subject to the right-of-way of South Carolina Highway No. 25 which bounds said property on the west.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 18th day of September 1970.

Signed, Sealed and Delivered in the Presence of

James W. Woods (Seal)
James W. Woods

Allen D. Southern
G. Rowen Ridge

(Seal)
(Seal)
(Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 18th day of September 1970

Francis D. Southern (Seal)

G. Rowen Ridge

Notary Public for South Carolina
My Commission expires ~~January 1, 1971~~ My Commission Expires Oct. 15, 1979

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sara C. Woods, wife of the within named Grantor 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, duress or any person or persons whomsoever, renounce, release, and forever relinquish unto Grantor and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this

18th day of September 1970

Delia Bratton Lindsay (Seal)
Notary Public for South Carolina

Sara C. Woods
Sara C. Woods

My Commission expires ~~January 1, 1971~~ Jan. 1, 1971

Recorded this 21st day of September 1970 at 4:43 P. M., No. #6983

5-1-70