

OCT 23 04 PM '72

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS GREENVILLE R.M.C.

Know All Men By These Presents:

That I, Maggie M. Hodges, also known as Maggie Hodges Edens

in the State aforesaid, in consideration of the sum of One Dollar, love and affection for my husband.

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 Samuel Edward Edens, his heirs and assigns, forever:

A ONE HALF UNDIVIDED INTEREST IN AND TO:

ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, and being more particularly described as Lot No. 61, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S.C., February 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at pages 56 to 59. According to said plat the within described lot is also known as No. 24 Bennett Street, and fronts thereon 76 feet.

This is the identical lot of land conveyed Maggie M. Hodges by deed of Abney Mills, dated May 12, 1959, recorded in Deed Book 627, page 255, office of the RMC, Greenville County, S.C.

This conveyance is made subject to the Declaration and Statement of Protective Covenants, Restrictions and Conditions of Subdivision for Abney Mills, Brandon Plant, recorded in the Office of the RMC for Greenville County in Deed Book 622, at page 325 et seq., which shall run with the land and be binding upon the grantee herein, their heirs and assigns, such Declaration being incorporated herein by reference and made a part hereof.

This conveyance is also made subject to easements, reservations recorded in Deed recorded in Deed Book 627 at page 255.

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) 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 September in the year of our Lord One Thousand Nine Hundred and seventy two.

Signed, Sealed and Delivered in the Presence of

Rubye Holst-Grubbe
W.A. Robinson

Maggie M. Hodges (Seal)

Maggie M. Hodges (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

County of Pickens

Personally appeared before me

Rubye Holst-Grubbe

and made oath that she saw the within named grantor(s) Maggie M. Hodges also known as Maggie Hodges Edens sign, seal and as her act and deed deliver the within written deed, and that she, with Wm. A. Robinson, Jr. witnessed the execution thereof.

Sworn to before me this 27th day of September, A. D. 1972

W.A. Robinson (Seal)
Notary Public for South Carolina

My Commission Expires Nov. 30, 1980

Rubye Holst-Grubbe

State of South Carolina

County of Pickens

RENUNCIATION OF DOWER

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife(ves) 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 day of _____, A. D. 19____

(Seal)
Notary Public for South Carolina

My Commission Expires _____

82-9-11-532-