

STATE OF SOUTH CAROLINA. County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, James X. McClain and Susie A. McClain, now of Jackson, Mississippi, but formerly residing in Greenville in the State aforesaid for and in consideration of the sum of Three Hundred Dollars to us in hand paid at and before the sealing of these presents, by William Moseley, of Greenville, South Carolina, (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

William Moseley all our, and each of our, right, title, interest, estate, claim and demand whatsoever (the same being an undivided one-fourth interest each) in or to all those two certain lots, pieces, or parcels of land situate, lying and being in the City of Greenville, in the County of Greenville and State of South Carolina, containing in the aggregate one and three-quarters (1 3/4) acres, more or less, and having the following metes and bounds, respectively, to-wit: First: that lot beginning at stake 3xn on street and running thence S. 20 1/4 E. 3.00 chains to stake 3xn; thence N. 82 1/2 W. 4.44 ch. to stake 3xn; thence S. 54 1/2 W. 3.75 ch. to stake 3xn; thence N. 83 1/2 E. 3.75 ch. to beginning corner containing one and one-half (1 1/2) acres, more or less, and being the same lot conveyed to Jesse Maxwell by deed bearing date March 8, 1871, and recorded in office of Register of Mease Conveyances for Greenville County, South Carolina, on January 1, 1873, in Deed Book "E. E." at page 231; but from the lot aforesaid described there is excepted a portion included within the above boundaries, containing 26,100 of an acre, more or less, which was conveyed by said James X. McClain and Susie A. McClain, and James Maxwell and Minerva Moseley to W. Moses Maxwell, by deed bearing date May 1, 1902, and recorded in said office on May 8, 1902, in Deed Book "I. I." at page 673; Second: that lot beginning at a rock, and running thence N. 5 E. 164 feet to a stake xom; thence N. 82 W. 127 1/2 feet to stake xom; thence S. 5 W. 164 feet to rock xom; thence S. 82 E. 127 1/2 feet to beginning corner; containing one-half (1/2) acre, more or less, and being the same conveyed to Jane Maxwell by Marion White, by deed bearing date February 8, 1882, and recorded in said office on same day, in Deed Book "A. M." at page 679; the said two lots of land being in the 6th Ward of the City of Greenville, on Wilkins Street, adjoining each other; the said Jesse and Jane Maxwell having died intestate, leaving as their sole heirs-at-law their five children, W. Moses Maxwell, J. F. Maxwell, James Maxwell, Susie A. McClain and Minerva Moseley; the said J. F. Maxwell having conveyed his interest in said land to said James X. McClain, by deed bearing date June 14, 1901, and recorded in said office on October 5, 1901, in Deed Book "I. I." at page 240; and the said W. Moses Maxwell having released his interest in said land to said James X. McClain, Susie A. McClain, James Maxwell and Minerva Moseley, by deed bearing date May 1, 1902, and recorded in said office on October 4, 1902, in Deed Book "I. I." at page 673; so that the present deed conveyed to said William Moseley an undivided one-half interest in both of said lots of land;

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 said William Moseley and his heirs and assigns, forever.

And we do hereby bind ourselves and our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said William Moseley and his heirs and assigns, against us and our heirs, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals, this seventeenth day of December A. D. 1902, in the year of our Lord one thousand nine hundred and two (1902) and in the one hundred and twenty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of James X. McClain, Susie A. McClain, R. H. Bell, Jno. W. Clingan.

STATE OF SOUTH CAROLINA, Hinds County. PERSONALLY appeared before me R. H. Bell and made oath that he saw the within named James X. McClain and Susie A. McClain sign, seal and as their act and deed deliver the within written Deed; and that he, with Jno. W. Clingan, witnessed the execution thereof. Sworn to before me, this 19th day of December A. D. 1902. W. W. Downing, Clerk Chancery Court, Hinds County, Mississippi. Notary Public, S. C.

RENUNCIATION OF DOWER. I, W. W. Downing, Clerk of the Chancery Court in and do hereby certify unto all whom it may concern, that Mrs. Susie A. McClain wife of the within named James X. McClain 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 the within named William Moseley, 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 19th day of December A. D. 1902. Susie A. McClain. W. W. Downing, Clerk Notary Public, S. C.

Recorded for December 29th, 1902.

STATE OF SOUTH CAROLINA. County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, James Maxwell of the City and County of Greenville, in the State aforesaid in consideration of the sum of One Hundred and Twenty-five Dollars to me in hand paid at and before the sealing of these presents, by William Moseley, of said City County and State (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 William Moseley all my right, title, interest, estate, claim and demand whatsoever, both at law

and in equity, (the same being an undivided one-fourth interest therein), in or to all those two certain lots, pieces or parcels of land situate, lying and being in the City of Greenville, in the County of Greenville and State of South Carolina, containing in the aggregate one and three-quarters (1 3/4) acres, more or less, and having the following metes and bounds, respectively, to-wit: First: that lot beginning at stake 3xn on street, and running thence N. 20 1/4 E. 3.00 chains to stake 3xn; thence N. 82 1/2 W. 4.44 ch. to stake 3xn; thence S. 54 1/2 W. 3.75 ch. to stake 3xn; thence N. 83 1/2 E. 3.75 ch. to beginning corner; containing one and one-half (1 1/2) acres, more or less, and being the same lot conveyed to Jesse Maxwell by T. C. Jover and Mrs. M. F. Brooks by deed bearing date March 8, 1871, and recorded in office of Register of Mease Conveyances for Greenville County, South Carolina, on January 1, 1873, in Deed Book "E. E." at page 231; but from above described there is excepted a portion included within the above boundaries, containing 26,100 of an acre, more or less, which was conveyed by James X. and Susie A. McClain, Minerva Moseley, and myself to W. Moses Maxwell, by deed bearing date May 1, 1902, and recorded in said office on May 8, 1902, in Deed Book "I. I." at page 673; Second: that lot beginning at a rock, and running thence N. 5 E. 164 feet to a stake xom; thence N. 82 W. 127 1/2 feet to a stake xom; thence S. 5 W. 164 feet to rock xom; thence S. 82 E. 127 1/2 feet to beginning corner; containing one-half (1/2) acre, more or less, and being the same conveyed to Jane Maxwell by Marion White, by deed bearing date February 8, 1882, and recorded in said office on same day, in Deed Book "A. M." at page 679; the said two lots of land being in the 6th Ward of the City of Greenville, on Wilkins Street, adjoining each other; the said Jesse and Jane Maxwell having died intestate, leaving as their sole heirs-at-law their five children, W. Moses Maxwell, J. F. Maxwell, James Maxwell, Susie A. McClain and Minerva Moseley; the said J. F. Maxwell having conveyed his interest in said land to said James X. McClain by deed bearing date June 14, 1901, and recorded in said office on October 5, 1901, in Deed Book "I. I." at page 240; the said W. Moses Maxwell having released his interest in said land to said James X. McClain, Susie A. McClain, James Maxwell and Minerva Moseley, by deed bearing date May 1, 1902, and recorded in said office on October 4, 1902, in Deed Book "I. I." at page 673; and said James X. and Susie A. McClain having released to said William Moseley their interest in said land by deed bearing date December 17, 1902, and not yet recorded, so that with the execution and delivery of the present deed, will be conveyed to said William Moseley a 1/2 interest in said land, and his wife, Minerva Moseley, an undivided 1/4 interest therein;

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 said William Moseley and his heirs and assigns, forever.

And hereby represent that there are no encumbrances of any sort upon the said premises, save and except two mortgages to said James X. McClain, one being dated July 21, 1895, for \$41.25, recorded in Book "N. H." page 20, the other dated November 1897, for \$40.25, recorded in Book "N. H." page 213; both of which are now assigned by said James X. McClain to said William Moseley.

WITNESS my hand and seal, this twenty-ninth day of December A. D. 1902, in the year of our Lord one thousand nine hundred and two (1902) and in the one hundred and twenty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Jas. Maxwell, Wm. Goldsmith Jr., P. T. Hayne.

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me Wm. Goldsmith Jr. and made oath that he saw the within named James Maxwell sign, seal and as his act and deed deliver the within written Deed; and that he, with P. T. Hayne, witnessed the execution thereof. Sworn to before me, this 29th day of December A. D. 1902. J. A. McDaniel, Notary Public, S. C.

RENUNCIATION OF DOWER. I, Wm. Goldsmith Jr., do hereby certify unto all whom it may concern, that Mrs. James Maxwell wife of the within named James Maxwell 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 the within named William Moseley, 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 29th day of December A. D. 1902. Wm. Goldsmith Jr., Notary Public, S. C.

Recorded for December 29th, 1902.