

P. P. P.

THE STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That we H.B. Cunningham, M.B. Cunningham, Mamie Walker, and Minnie Burgiss, in the State aforesaid, in the consideration of the sum of Four Thousand Eight hundred and seventy-five Dollars to us in hand paid at and before the sealing of these presents by James F. Green (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 James F. Green, all that certain piece, parcel or tract of land situate lying and being in the State of South Carolina and County of Greenville, near the Town of Greers, on both sides of the Buncombe road, and on the south side of the Southern Railway, containing ninety-seven and one-half ($97\frac{1}{2}$) acres, more or less, and having the following metes and bounds according to a plat thereof made by John M. Cureton bearing date December 4, 1907, and herewith delivered to wit:— Beginning at a stone in center of Southern Railway track, and running thence S 58 E 13.10 chains along line of H.M. Jones' land to a stone 3X n m; thence N 79 E. (crossing the Buncombe Road) 16.86 chains to a persommon 3X o, m; thence S 27 E 21.15 chains to a stone 3X o m; on Jones' corner; thence N 34 E along line of J.H. James' land 33.30 chains to a stone 3X o, m; thence N $54\frac{1}{2}$ W along line of Noah Cannon's land 22.27 chains to a stone in center of Southern Railway Track; thence along center of Southern Railway track in a general westerly or south westerly direction about 41.74 chains to the beginning corner,

The tract of land hereby conveyed includes three separate parcels of land to wit: -

(1) A portion of a tract containing 50 acres, conveyed by A.B. Cunningham to S.C. Cunningham, by deed bearing date January 26 1889, and recorded in the Office of the Register of Mesne Conveyance for said State and County on March 23, 1889 in Book ^{of Deeds} "UU" at page 835;

(2) A portion of a tract containing $83\frac{3}{100}$ acres, sold as a portion of the real estate of John W. Cunningham, deceased, and conveyed by John C. Bailey Probate Judge, to S.C. Cunningham, by deed bearing date January 8, 1902, and recorded in said Office on March 15, 1902, in Book "HHH" of deeds at page 384,

The said Mrs S.C. Cunningham having departed this life during the year 1904, leaving of full force and effect her last Will and testament duly admitted to Probate in the Probate Court for said County whereby she devised all of her real property to her four children, H.B. Cunningham, M.B. Cunningham, Mamie M. Walker and Minnie V. Burgiss, the grantors herein, in equal shares;

(3) - A tract containing 3 acres, more or less, this day conveyed to us, the said H.B. and M.B. Cunningham, Mamie M. Walker and Minnie V. Burgiss, by A.F. Spruill all three of these tracts being included within the metes and bounds above set forth, it being distinctly understood and agreed that the general warranty herein after expressed shall not be construed as having any application to so much of the land hereby conveyed as may be conveyed by the right-of-way of Southern Railway Company,

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 Premises before mentioned unto James F. Green, 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 James F. -