

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Mr. Francis M. Poe, Sr. deceased, Francis M. Poe, Jr., Zaida Poe Crawley, Lucy Poe Sparkman and W. B. Sparkman, of the City of Greenville in the State aforesaid,

in consideration of the sum of Two dollars DOLLARS,

do hereby convey unto the said grantee herein after named in hand paid

and before the signing of these presents by the grantee herein after named 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

H. F. Poe, Jr.

All that certain lot, piece or parcel of land situated lying and being in the City of Greenville, South Carolina and County of Greenville in Cleveland Township, having the following metes and bounds, to-wit: beginning at a corner pin in the edge of Middle Saluda River about 130 links from a sycamore tree at the old ford; thence S 90° W 35° 30' to a small poplar near bank of river; thence N 65° E 45.50 ch to a stream near the swimming pool; thence N 5° W 124 ch. to a corner pin in edge of river; thence S 3° 27' W to the beginning of road containing one acre, more or less, this being the same land conveyed to the said Francis M. Poe, Sr. by John F. Mitchell by deed bearing date April 27, 1926, and recorded in the office of the Register of Meers Conveyances for said County and State on April 27, 1926, in deed Book 48 at page 275, subject, however, to the easement contained in deed conveying said property to said John F. Mitchell, executed by C. B. Drake, bearing date September 13, 1913, and recorded in said office in deed Book 27 at page 132; said reservation being expressed in the following words, to-wit: The said C. B. Drake reserves the right of a path way along bank of river to swimming pool.

The said Francis M. Poe, Sr. departed this life on or about the 18th day of July, 1926, leaving of full force and effect his last will and testament, bearing date July 22, 1926, and admitted to probate by the Probate Court for said County and State on July 21, 1926, and now on file in the office of said Court in Apartment 209 file 7. By said will he devised and bequeathed his residuary estate to his four children, Mrs. Harriet Poe Cogswell, Mrs. Zaida Poe Crawley, Mrs. Lucy Poe Sparkman and Francis M. Poe, Jr.; he appointed said Harriet Poe Cogswell executrix and authorized her to sell any of his property for the purpose of making a division of his property as her purpose. Letters testamentary were issued to her on July 24, 1926, she qualified as executrix and she is still acting in that capacity. This deed is executed by her as executrix in accordance with the terms of said will and for the purpose of making a division. She has conveyed

The above described land is the same conveyed to me by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 1927, deed recorded in office of Register

of Meers Conveyance for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_ 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 grantee and his

heirs, and assigns, forever.

her one fourth undivided interest in said lot of land to her said Zaida Poe Crawley by deed bearing date June 13, 1927 and recorded in office first above mentioned in deed Book 48 at page 4. This deed is executed by W. B. Sparkman for the reason that he had purchased an undivided interest in said property from said said widow legatee; but no deed has been executed to him thereof, and he desired to convey all of his interest and clear the title to said land.

AND we do hereby bind

ourselves, our successors, heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said grantee and his

heirs and assigns, against ourselves and ours heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand and seal, this twentieth day of August in the year of our Lord one thousand nine hundred and twenty seven and in the one hundred fifty second

Signed, Sealed and Delivered in the Presence of the United States of America.

Marion Crawley (L. S.)  
Harriet Poe Cogswell (L. S.)  
John F. Poe, Jr. (L. S.)  
Zaida Poe Crawley (L. S.)  
Lucy Poe Sparkman (L. S.)  
W. B. Sparkman (S.)

U. S. Stamps Cancelled, \$ \_\_\_\_\_ and \_\_\_\_\_ Cents.  
S. C. Stamps Cancelled, \$ \_\_\_\_\_ and \_\_\_\_\_ Cents.

STATE OF SOUTH CAROLINA, }  
County of Greenville. }  
PERSONALLY appeared before me Marion Crawley

and made oath that he saw the within named Harriet Poe Cogswell, John F. Poe, Jr., Zaida Poe Crawley, Lucy Poe Sparkman, and W. B. Sparkman

sign, seal, and as our act and deed, deliver the within written Deed; and that he, with we witnessed the execution thereof.  
SWORN to before me this 22nd day of September, A. D. 1927.  
H. T. Atkinson (L. S.)  
Notary Public for S. C.

STATE OF SOUTH CAROLINA, }  
County of Greenville. }  
RENUNCIATION OF DOWER.

I, H. T. Atkinson, a Notary Public for S. C., do hereby certify unto all whom it may concern, that Mrs. Dorothy M. Poe wife of the within named Francis M. Poe 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 H. F. Poe, Jr. and his

heirs and assigns, all her interest and estate, and also all her right and claim of Dower of, in, of to all and singular the premises within mentioned and released.  
GIVEN under my hand and seal, this 22nd day of Sept, A. D. 1927.  
H. T. Atkinson (L. S.)  
Notary Public for S. C.

Recorded Sept 16, 1927 at 5:10 o'clock P. M.

END OF D

FOR DOWER - IN THIS DEED, SEE DEED BOOK 48 AT PAGE 275