

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

DEC 9 8 55 AM 1950

Know All Men by These Presents:

That I, James W. Hicks, Sr., of Greenville County, in the State aforesaid, in consideration of the sum of Love and Affection and One (\$1.00) - - - - - DOLLARS,

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 Joseph Allen Hicks, his heirs and assigns,

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, about five miles south of Greenville Court House, east of and near Augusta Road, being the rear portions of lots known and designated as Lots Numbers One, Two and Three (Nos. 1, 2 and 3), on southern side of Eastview Drive on plat of survey of subdivision known as "Clearview Heights" by M.H. Woodward, R.E., December 1945, recorded in Plat Book "P" at page 1 in R.M.C. office, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on southern side of Eastview Drive, joint corner with Lot No. 36 of said Plat, which point is Two Hundred Forty Nine (249) feet easterly from Augusta Road, and running thence S. 18-04 E. 200.6 feet along the western line of Lot No. 36 of said plat to point on northern side of Clearview Drive, joint corner with Lot No. 36; thence S. 75-33 W. 135 feet along northern side of Clearview Drive to point in line of Lot No. 1; thence in a northerly direction along rear line of other property of Grantor, same being Lots Nos. 1, 2 and 3 of said plat, that is, the front portions thereof, to a point on southern side of Eastview Drive, which point is One Hundred Fifty Nine (159) feet easterly from the Augusta Road and Ninety (90) feet westerly from point of beginning; thence N. 71-56 E. 90 feet along southern side of Eastview Drive to iron pin, the point of beginning.

This is a part of tract of 18.91 acres, more or less, conveyed to me by Willis and others by deed dated Nov. 3, 1944, recorded in Vol. 269 at page 179.

This property is conveyed, however, subject to the protective covenants as set forth and recorded in Vol. 396, page 141 in said R. M. C. office.

Also, subject to right of way reserved for sidewalk and power line across the front of said lot.

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) hereby 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 8th day of December in the year of our Lord One Thousand Nine Hundred and

Signed, Sealed and Delivered in the Presence of James W. Hicks Sr. (Seal) John C. Henry (Seal) H. G. Stone (Seal)

State of South Carolina, Greenville County Personally appeared before me H. G. Stone,

and made oath that he saw the within named grantor(s) James W. Hicks, Sr., sign, seal and as his act and deed deliver the within written deed, and that he, with John C. Henry witnessed the execution thereof.

Sworn to before me this 8th day of December, A. D. 19 50. John C. Henry (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, John C, Henry, a Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Enna M. Hicks, wife of the within named James W. Hicks, Sr., 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 Joseph Allen Hicks, 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 8th day of December, A. D. 19 50. John C. Henry (Seal) Notary Public for South Carolina Enna M. Hicks

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 9th day of December 19 50 at 8:53 A. M., No. 29693