

State of South Carolina,

County of

I, W.H. Irvine, of Greenville,

KNOW ALL MEN BY THESE PRESENTS, That

in the State aforesaid, for and in consideration of the sum of
Seven hundred and seventy-five Dollars, to me in hand paid at and before the sealing of these presents by
James M. Ferguson

(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 M. Ferguson, all that piece, parcel and tract of land, situate, lying and being in Bates Township, in Greenville county, and in the State aforesaid, East of the Buncombe road, and about 3 miles from Travelers Rest, adjoining lands of David Talley, Jerry Hawkins, John Benson, and others, and containing Fifty-seven (57) acres, more or less, said tract of land is the place on which Aaron Griffith lived at the date of his death, and is part of the 130 acre tract, that was to him sold and conveyed March 26, 1874, under and by virtue of a decree of the Court of Common Pleas for Anderson County, as will more fully appear by reference to the deed, recorded in office of Register of Meane Conveyance for Greenville County, in Book F.F. at page 408 the aforesaid tract of 57 acres, was the portion still retained and owned by said Aaron Griffith at the time of his decease, and was to one John T. Mahaffey sold and conveyed by Mrs Sacharissa Griffith, et al. the heirs at law of said Aaron Griffith, by deed bearing February 2, 1899 and duly recorded in Book F.F.F. at page 416. very soon thereafter, to wit on February 22. 1899, the said John T. Mahaffey sold and conveyed said tract of 57 acres to me, the deed to which land may be found duly recorded in Book Q.Q. at page 416.

~ III / 90 ?

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 James M. Ferguson and to his Heirs and Assigns forever

I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular, the said premises unto the said James M. Ferguson, and to his

Heirs and Assigns, against me and my Heirs, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal this 24th day of April A. D. 1905 in the year of our Lord one thousand, nine hundred and five (1905) and in the one hundred and 29th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of.

W.H. Irvine

Adam C. Welborn

Frank H. Irvine



State of South Carolina,

Greenville

County.

PERSONALLY appeared before me

Frank H. Irvine

and made oath that he saw the within named W.H. Irvine sign, seal and as his act and deed deliver the within written deed; and that he with Adam C. Welborn witnessed the execution thereof,

SWORN to before me this 24th day of April A. D. 1905

Frank H. Irvine

Adam C. Welborn

Notary Public, S. C.



State of South Carolina,

Greenville

County

Renunciation of Dower.

I, J.V. Croskeys a Notary Public, for South Carolina

do hereby certify unto all whom it may concern, that Mrs. Eva R. Irvine the wife of the within named W.H. Irvine 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 James M. Ferguson, and to 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 24th day of April A. D. 1905

J.V. Croskeys

Notary Public, S. C.



Eva B. Irvine

Recorded for April - 24 - 1905 1905