

D.W. Hodges

DEED TO

Emma Humphreys

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, D.W. Hodges of the County of Greenville

in the State aforesaid in consideration of the sum of Five DOLLARS,

to me in hand paid at and before the sealing of these presents by my daughter, Emma Humphreys, and the further consideration of the love and affection which I bear to my said daughter (the receipt whereof is hereby acknowledged), have Granted, Bargain, Sold and Released and by these presents do Grant, Bargain, Sell and Release, unto the said

Mrs. Emma Humphreys, All that certain piece, parcel or tract of land situate, lying and being in Saluda Township, Greenville County and State of South Carolina, on the East side of the North Fork of Saluda River, and having the following metes and bounds, to-wit: Beginning at a stake on the East side of said River where Hyde Creek empties into said river, and running thence up the meanderings of said Hyde Creek, S. 68 E. 6.50 chs. to the mouth of the Spring Branch; thence with the meanderings of said branch S. 10 W. 22.50 chs. to S.G., 3XN at Spring; thence S. 41 E. 35.50 chs. to chestnut oak 3XN; thence S. 44 E. 37.50 chs. to stone 3X; thence S. 85 W. 57-1/2 chs. passing B.O. 3X, not found, to stone in Chestnut stump; thence N. (59) 55-1/2 W. in a straight line to North Fork of Saluda River; thence up the meanderings of said river, to the beginning corner, and said to contain 375 acres, more or less, and designated as Tract No. 4 on plat made by A.L. Hardin on August 20th, 1908, said plat being recorded in R.M.C. office for Greenville County in Plat Book "A", pages 370 and 371.

Reserving, however, during my lifetime, an annual rent of one-third of all the corn raised on said land for the support of myself and wife, or the said Emma Humphreys is hereby given the option of paying the value of the said annual rent of one-third of the corn, in cash, the same to be determined and calculated on a basis of 60 cts. per bushel, and to be due and payable on the 1st day of December in each and every year, and, in the event that said land or any part thereof is not planted in corn, a reasonable rent in money mutually agreeable to the parties is to be paid for same. In case my wife survives me, she is to receive during her lifetime, at the time and in the manner hereinabove mentioned one-half of the amount hereinabove provided for both of us.

TOGETHER WITH, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Mrs. Emma Humphreys during her lifetime, and at her death, to my sons J.P. Hodges, C.A. Hodges, W.M. Hodges, M.K. Hodges and Oscar Hodges, and their heirs and assigns to have, share and share alike, I the said D.W. Hodges, my said sons should die before the death of my said daughter, leaving a child or children, such child or children are to receive the parent's share but if either or any of my said sons should die leaving no child or children, then his or their share shall go to his or their surviving brother or brothers.

AND, I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Emma Humphreys, during her lifetime as aforesaid

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 18th day of December in the year of our Lord one thousand nine hundred and nine and in the one hundred thirty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of D.W. Hodges (L. S.) J.E. Barnett (L. S.) J.M. X Wilson (L. S.) J.P. Goodwin

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me J.E. Barnett

and made oath that he saw the within named D.W. Hodges sign, seal, and as his act and deed, deliver the within written Deed; and that he, with J.M. Wilson & J.P. Goodwin witnessed the execution thereof.

SWORN to before me, this 18th day of December A. D. 1909. J.E. Barnett

J.P. Goodwin (Seal) Not. Pub. S.C.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

RENUNCIATION OF DOWER.

I, J.P. Goodwin, Notary Public, S.C. do hereby certify unto all whom it may concern that Mrs. S.J. Hodges wife of the within named D.W. Hodges 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 Emma Humphreys, during her lifetime, and then to my sons above named, their 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 18 day of December A. D. 1909. Susan J. Hodges

J.P. Goodwin (Seal) Not. Pub. S.C. Recorded for November 30th, 1914.