

W. A. Hodges DEED TO Ida Ward

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

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

in the State aforesaid, in consideration of the sum of Seventy-five Hundred (\$7500.00) DOLLARS, to me in hand paid at and before the sealing of these presents by Ida Ward

(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 Ida Ward, her heirs and assigns, All that certain piece, parcel or tract of land situate, lying and being in Saluda Township, Greenville County, S.C. and having the following metes and bounds, to-wit: Beginning at a stake in branch, corner of Emma Guest's land and others running thence with their line S. 23-1/2 E. 5.24 to stone on left bank of branch; thence S. 38 W. 2.33 to stone on left bank of branch; thence down said branch 17.32 chs. to North Saluda River; thence down said river 5.15 chs. to stone on left bank of river; thence S. 41-1/2 E. 43-1/2 to stone in branch; thence S. 75 W. 5.10 to chestnut; thence S. 47-1/2 W. 11.50 chs to stone (chestnut gone); thence S. 14 W. 4.12 chs. to chestnut oak and stone run; thence N. 60 W. 47.20 chs. to sourwood xnm; thence N. 71 W. 8.19 to Lynn xnm; thence N. 50 W. 4.50 chs. to stake on river; thence S. 60 W. 2.27 chs. to stake on bank of river; thence N. 38-1/2 W. 36.40 chs. to stake on top of ridge, Cedar Mountain, Dr. Miles's line; thence N. 33 E. 5.10 chs. to chestnut oak; thence N. 32 E. 15 chs. to chestnut oak; thence N. 74 E. 18.25 chs. to stone new corner in line of Lynch land, now owned by J.S. Ballenger; thence with his line S. 78 E. 25.30 chs., more or less, to the beginning corner, and containing 325 acres, more or less, and being the tract of land conveyed to me by Davis W. Hodges, by deed dated December 22nd, 1890 and recorded in Volume "DDD", page 118, R.M.C. Office for Greenville County, except 105 acres conveyed by me to Mrs. Emma Guest and others, on November 2nd, 1914. (see deed recorded in Volume 16, page 187.)

In the boundary above described there is a small tract of land containing three (3) acres, more or less, which was deeded by Davis W. Hodges to W.B. Goodwin, trustee of North Fork Saluda Baptist Church, on July 2nd, 1881, which deed is recorded in Volume "MM", page 224, R.M.C. Office for Greenville County, and it is not intended by this deed to convey any portion of said tract of land, and the warranty clause herein is not intended to cover the same.

We hereby acknowledge that we have been given the refusal to purchase the within described real estate under the terms of the deed of conveyance of Davis W. Hodges to Wm. Arthur Hodges dated December 22nd, 1890, said deed being recorded in R.M.C. Office for Greenville County in Deed Book Volume "DDD", page 118 (Reference to which is hereby craved), and we have declined the offer.

Witness our hands and seals this 2nd, day of April 1918.

In the presence of:

W.T. Henderson,
D.W. Hodges,

M.K. Hodges, (Seal)

C.A. Hodges, (Seal)

South Carolina,

W.M. Hodges, (Seal)

Greenville County.

Oscar Hodges. (Seal)

Personally appeared before me W.T. Henderson, who on oath says that he saw M.K. Hodges,

C.A. Hodges, W.M. Hodges and Oscar Hodges sign, seal and as their act and deed deliver the foregoing written instrument for the uses and purposes therein mentioned and that he with

D.W. Hodges witnessed the execution thereof.

Sworn to before me this the

2nd, April 1918.

W.T. Henderson

J. Frank Eppes (Seal)

Not. Pub. S.C.

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

Ida Ward, her

heirs and assigns, forever.

AND myself, my do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

Ida Ward, her

heirs and assigns, against

and

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

WITNESS my hand and seal, this 2nd day of March in the year of our Lord one thousand nine hundred and eighteen and in the one hundred thirty second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

W. M. Guest W. A. Hodges (L. S.)

W. T. Henderson (L. S.)

(L. S.)

(L. S.)

(L. S.)

(L. S.)

Rev. Stamps canceled #750

STATE OF SOUTH CAROLINA
County of Greenville

PERSONALLY appeared before me, W. T. Henderson

and made oath that he saw the within named

W. A. Hodges

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with

W. M. Guest

witnessed the execution thereof.

SWORN to before me, this 2nd

day of April A.D. 1918

W. M. Guest (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA
County of Greenville

RENUNCIATION OF DOWER.

I, W. M. Guest, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mattie Hodges

wife of the within named W. A. 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

Ida Ward, her

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 2nd

day of April A.D. 1918

W. M. Guest (L. S.)
Notary Public for S. C.

Recorded April 2nd