

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That J. B. Watkins, of the City and County of Greenville,

in the State aforesaid, in consideration of the sum of Five DOLLARS, and other valuable considerations

to me in hand paid at and before the sealing of these presents by E. R. Hawkins

(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 E. R. Hawkins and his heirs and assigns forever, all that certain piece of parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Paris Mountain Township about five miles from the City of Greenville, about one and a half miles from Cunningham Park Store and about three hundred yards from the Cedar Lane Road which leads from said Store to the White Horse Road, said land being known and designated as tract no. 1 of the land of J. B. Watkins, deceased, according to a plat thereof made by W. A. Adams, dated November 26, 1918, and having according to said plat the following meter and bounds, to-wit: Beginning at a stake on the north-west corner of said tract and running thence N. 48 3/4 E. along line of land of J. Martin 22.75 chains to a stone; thence S. 85 3/8 E. 31.00 chains to an stake on the north-west corner of lot no. 4 on said plat; thence along said mentioned lot S. 29 1/2 E. 17.80 chains to a stake on joint corner of lots numbered one (1), two (2), three (3) and four (4); thence S. 65 3/8 W. 22.75 chains along line of lot no. 2 to a stake on line of land of E. R. Hawkins; thence along line of said mentioned land N. 39 1/2 W. 13.00 chains to the beginning corner of a certain thirty-nine (39) acre more or less, the said J. B. Watkins having died intestate on or about the first day of August 1918, seized and possessed of said land and leaving as his sole heirs at law and distributees his widow Mrs. Frances Farr Watkins (who died intestate on or about the twentieth day of November 1918), and his seven children, all of the other children having conveyed to me the said J. B. Watkins, their undivided interest in said land by two deeds, the first bearing date January 18, 1919, and recorded in the office of the Register of Deeds Conveyances for said County and State on March 13, 1919, in Deed Book 59, at page 251, and the second bearing date April 15, 1919 and recorded in said office on April 21, 1919 in Deed Book 59, at page 297. The third course hereinabove given (S. 29 1/2 E. 17.80 chains) runs in the center of a new thirty foot road separating the tract hereby conveyed from lot no. 4 on the plat heretofore referred to; one half of the land covered by said road having been given by me, and the other one half having been given by my sister Miss Mildred B. Watkins. This deed is executed and delivered on condition that said thirty foot road shall forever remain open and unobstructed. This is a condition subsequent and if it shall be broken at any time by the said grantee or his heirs or assigns the said land shall revert to me or my heirs or assigns.

See reference to the Deed in Deed Book 61 page 80. Also in Deed Book 608 Page 177.

*Handwritten initials and date*

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 E. R. Hawkins and his heirs and assigns, forever.

AND myself and my do hereby bind heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said E. R. Hawkins 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 my hand and seal, this fifth day of January in the year of our Lord one thousand nine hundred and twenty one and in the one hundred forty fifth year of the Sovereignty and Independence of the United States of America

Signed, Sealed and Delivered in the Presence of Mary R. Nesbitt J. B. Watkins (L. S.) L. D. Patterson (L. S.) (L. S.) (L. S.) (L. S.)

Revenue Stamps Cancelled 

Dollars	8
Cents	

STATE OF SOUTH CAROLINA, }  
County of Greenville. }  
PERSONALLY appeared before me, Mary R. Nesbitt

and made oath that she saw the within named J. B. Watkins

L. D. Patterson sign, seal, and as his act and deed, deliver the within written Deed; and that she, with she, witnessed the execution thereof.

SWORN to before me, this 5th day of January A. D. 1921 Mary R. Nesbitt L. D. Patterson (L. S.) Notary Public for S. C.

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

I, L. D. Patterson, a Notary Public for S. C., do hereby certify unto all whom it may concern, that Mrs. Lula N. Watkins wife of the within named J. B. Watkins, 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 E. R. Hawkins and 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 fifth day of January A. D. 1921 Lula N. Watkins L. D. Patterson (L. S.) Notary Public for S. C.

Recorded January 19th 1921

END OF DOC.