

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That H. B. Bates

in the State aforesaid,
in consideration of the sum of
Two Dollars and other valuable consideration DOLLARS,

to me in hand paid
at and before the sealing of these presents by Jessie H. Cogswell

(the receipt whereof is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the

Jessie H. Cogswell All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, about 2 1/2 miles from Greenville Courthouse on the West side of the Anderson Road on both sides of the P. & N. Railway Co., and being known and designated as tracts Nos. 2 and 3 of the subdivision of the Mabel McB. Charles property, as shown on plat made by C.H. Millard, Engr., in November 1922 and recorded in Plat Book F., Pages 94 and 95, and containing 19.99 acres and having the following metes and bounds and courses and distances, as shown on said plat:
Tract No. 2: Beginning at an iron spike in the center of the Anderson Road, this being the southwestern corner of tract No. 1 of said plat, and running thence N. 26-36 W. 1044.8 feet to a pipe on line of right of way of the P. & N. Railway Co.; thence along said right of way S. 9-51 W. 67.8 feet to a stake; thence along said right of way S. 12-51 W. 100 feet to a stake; thence along said right of way S. 16-51 W. 100 feet to a stake; thence along said right of way S. 18-21 W. 328 feet to an iron pipe on said right of way and in line of Tract No. 3; thence along line of last mentioned tract S. 45-10 E. 703.6 feet to an iron pipe in the center of the Anderson Road; thence along the center of said road N. 44-50 E. 200 feet to the beginning corner, said tract containing 6.24 acres.
Tract No. 3: Beginning at an iron pipe in center of Anderson Road, this being the southwestern corner of Tract No. 2 above described and running thence along the line of last mentioned tract N. 45-10 W. 703.6 feet to an iron pipe on the right of way of the P. & N. Railway; thence N. 45-10 W. 111.5 feet to an iron pipe in line of the northwest boundary of said right of way; thence along said right of way N. 18-21 E. 278 feet to a stake; thence along said right of way N. 16-51 E. 100 feet to a stake; thence along said right of way N. 12-51 E. 100 feet to a stake; thence along said right of way N. 9-51 E. 100 feet to a stake; thence N. 7-16 E. 77.8 feet to an iron pipe along said right of way and in line of the Martin land; thence along the line of the Martin land S. 43-23 W. 845 feet to a white oak; thence along the line of said Martin land S. 70-35 W. 325.1 feet to stone and pipe at the northeast corner of tract No. 4 of said plat; thence along line of last mentioned tract S. 33-53 E. 1291.5 feet to spike in the center of the Anderson Road; thence along the center of said road N. 44-50 E. 2033.2 feet to the beginning corner. This tract contains 13.75 acres exclusive of P. & N. right of way. The above two tracts are the same conveyed to H.B. Bates by E. Inman, Master, by deed dated December 19, 1922; recorded in Book 94, page 47.
Also all that other tract of land in Greenville Township, County and State aforesaid, containing 2.17 acres, more or less, situate near Charles Station on the P. & N. Railway, being part of the tract of land conveyed by B.F. Martin to H.B. Bates by deed dated April 21, 1923 and recorded in Book 77, page 52, and having the following metes and bounds according to plat made by R.E. Dalton, Engineer, in April 1923 and recorded in Plat Book F., page 133: Beginning at a stake in the center of the Anderson Road as now located, corner of tract sold by H.B. Bates to John T. Woodside by deed dated April 21, 1923, and recorded in Book 83, page 10, and running thence with the center of the new Anderson Road N. 38-34 E. 794.5 feet to stake, corner of tract sold by H.B. Bates to Julia D. Charles by deed dated April 21, 1923, and recorded in Book 82, page 85; thence with Charles line N. 26-36 W. 82.7 feet to pipe; thence with the old Anderson Road S. 44-50 W. 783.5 feet to railroad spike at corner of Woodside property; thence with Woodside line S. 33-53 E. 168.5 feet to the beginning corner.
Also all that other tract of land in Greenville Township, County and State aforesaid, in the City of Greenville, beginning at an iron pin on the south side of Otis Street at corner of lot now or formerly owned by Carobel C. Martin, and running thence with her line in a southerly direction approximately one hundred and eighty-five feet to line of lot No. 4, on the Mills land as shown on plat recorded in Plat Book C, page 179; thence S. 65-21 W. fifty-five feet to an iron pin; thence N. 19-8 W. one hundred and ninety-three feet to an iron pin on Otis Street; and thence with Otis street N. 71-35 E. fifty-five feet to the beginning corner; being the same conveyed to H.B. Bates by Fred L. Bryant by deed dated June 16, 1923, recorded in Book 82, page 108.
The Grantee herein, as a part of the consideration for this conveyance, assumes and agrees to pay (1) note given by W.N. Cruikshank to E.R. Lucas for \$4300 dated June 11, 1919, and secured by mortgage of the above described lot of land on Otis Street in the City of Greenville to J.K. Earle, Agent, dated January 5, 1923, and (2) note for \$3000 given by H.B. Bates described known as tracts Nos. 2 and 3 of the Mabel McB. Charles property, said mortgage recorded in Book 129, page 14.

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 Jessie H. Cogswell,
her
heirs and assigns, forever.

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 Jessie H. Cogswell,
her
heirs and assigns, against
me
my
heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 3rd day of July
in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred forty-seventh
year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
J. E. Johnston H. B. Bates (L. S.)
Anna M. Beatty (L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled
Dollars 00
Cents 00

STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me, Anna M. Beatty
and made oath that she saw the within named H. B. Bates

sign, seal, and as Witness act and deed, deliver the within written Deed; and that she, with
J. E. Johnston witnessed the execution thereof.
SWORN to before me, this 3rd day of July A. D. 192 3
J. E. Johnston Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville,
RENUNCIATION OF DOWER
I, _____, do hereby certify
unto all whom it may concern, that Mrs. _____
wife of the within named _____
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 _____

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 _____ day of _____ A. D. 192 _____
Notary Public for S. C.
Recorded July 3rd 192 3

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