

The State of South Carolina,  
County of Greenville.

Know all men by these presents that I, Andrea C. Patterson, of the County of Greenville, in the state aforesaid, in consideration of the sum of two thousand, three hundred and fifty dollars (\$2,350.00) to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and releases, and by these presents do grant, bargain, sell and release unto (Mrs.) Irene Poole Johnson all that certain piece, parcel or tract of land situate, lying and being in said state and county, in Saluda Township, about fifteen miles from the City of Greenville, on the waters of North Saluda River and on the west side of the Buncombe Road, leading from Greenville to Asheville, near New Liberty Church, containing forty-five acres, more or less, and having the following metes and bounds, according to a plat thereof made by Dalton & Neves, dated January, 1931, to-wit: Beginning at iron pin on the west side of the Buncombe Road (formerly a red oak), on the corner of land formerly belonging to Mrs. Hattie Poole Palmer, known as the Garmany land, once belonging to S. C. Dickson, and running thence along the Palmer line S. 76-30 W. 682 feet to a stone and iron pin (formerly a post oak); thence N. 32-30 W. 322 feet to a stone and iron pin; thence S. 70-30 W. 731 feet (still along the Palmer line) to a stone on corner of the J. D. McCauley land; thence S. 17-30 E. along the McCauley line 1440 feet to a stone corner on line of the Gladys Smith property (formerly Barnett); thence along the Smith line N. 76 E. 1603 feet to an iron pin (formerly a stone) on said Asheville Road; thence along said road N. 25-45 W. 126 feet to a pipe placed by the State Highway Commission; thence along said road N. 21-00 W. 583 feet to a similar pipe; thence (still along said road) N. 22-10 W. 518 feet to the beginning corner; this being the same land conveyed to me by Farmers and Merchants Bank, as trustee, by deed dated December 28, 1927, and recorded in the office of the Register of Mesne Conveyances for said county in Book 121, page 269, and it being the true intent hereof to convey only such land as was conveyed to me by said deed. It is understood and agreed that said grantee will pay all taxes and assessment on said premises for the year 1945, and that they are subject to a power easement granted to the Duke Power Company, dated December 14, 1936, and recorded in said office in Deed Book 190, page 111.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or is any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and her heirs and assigns forever. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantee and her heirs and assigns against myself 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 eleventh day of May, in the year of our Lord one thousand, nine hundred and forty five and in the one hundred and sixty-ninth year of the independence of the United States of America.

Signed, sealed and delivered  
in the presence of:

Margaret W. Ross  
E. M. Blythe

Andrea C. Patterson (L. S.)

The State of South Carolina,  
County of Greenville.

Personally appeared before me Margaret W. Ross and made oath that she saw the within named Andrea C. Patterson sign, seal and as her act and deed deliver the within written deed, and that she, with E. M. Blythe witnessed the execution thereof.

Sworn to before me, this 11th day of May, A. D. 1945.

E. M. Blythe (L. S.)

Margaret W. Ross.

Notary Public for South Carolina.

S. C. Stamps \$5.00  
U. S. Stamps \$2.75

Recorded May 12th, 1945 at 12:47 P. M. #5573 BY:E.G.