

THE STATE OF SOUTH CAROLINA,

TO ALL WHOM THESE PRESENTS SHALL COME OR BE MADE KNOWN, or whom the same may in anywise concern, I,

Fannie C. Scott

as Judge of the Court of Probate for Greenville County, in the said State, SEND GREETING:

WHEREAS, L.O. Patterson, John E. Cox and Title Guarantee and Trust Company  
Incorporated,

on or about the 9th day of September in the year one thousand nine hundred and  
twenty-six did exhibit a Complaint in the Court of Probate, in the County  
of Greenville and State aforesaid, for the sale of the Real Estate of Hiram Hobby, deceased  
in aid of personal assets to pay debts of the deceased.

Hiram Hobby (as will appear from the record in the office of Judge of Probate for Greenville  
County in Apt. 206, File 14)

And the cause being at issue before the Honorable the Court aforesaid, came on to be heard on the 25th  
day of October one thousand nine hundred and 26, when the said Court,  
after a full hearing thereof and mature deliberation in the premises, Did Order, Adjudge and Decree that the real estate hereinafter mentioned and described, should  
be sold at public auction by the Judge of the Court of Probate for Greenville County, on the terms and for the purposes mentioned in the said Decretal Order, as  
by reference thereto, on file in the said Court, will appear: And the said Judge of the Court of Probate, after having duly advertised the said lands or real estate for sale  
by public outcry, on the 3d day of January in the year of our Lord one thousand nine hundred and twenty-seven

did then, openly and publicly and according to the custom of auctions, sell and dispose of the said real estate described below unto  
F.S. Royster Guano Company  
for Three thousand three hundred dollars (\$3,300.00) Dollars,  
being at that price the highest bidder for same.

NOW, KNOW ALL MEN, That I, the said Fannie C. Scott  
as Judge of the Court of Probate as aforesaid, in consideration of the premises,  
and also in consideration of the sum of Three thousand, three hundred (\$3,300.00) Dollars,  
paid me by the said F.S. Royster Guano Company

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  
F.S. Royster Guano Company  
and its successors

heirs and assigns forever, all that certain piece, parcel or tract of land situate,  
lying and being in the State of South Carolina, in the County of Greenville, in Butler Township  
on both sides of Peters Creek or the Enoree River and on both sides of the road from Greenville  
City to Bennett's Bridge, said land lying about twelve (12) miles from Greenville Court House,  
about six (6) miles from Simpsonville, about one-half (1/2) mile from Pliny School and about  
one-half (1/2) mile from Cross-roads Baptist Church, containing one hundred fifty-eight and  
42/100 (158.42) acres, more or less, and having the following metes and bounds, as shown on  
plat of Dalton and Neves, dated December 1926, and now on file in the office of said Court in  
Apartment 206, File 14 (said plat now being recorded in the office of the Register of Mesne  
Conveyances for said County and State in Plat-Book "H", page 66) to-wit: beginning at a stone  
on the south bank of Peter's Creek on corner of land belonging to Dan Fowler and running  
thence along the Fowler line S. 13° E. 1564 feet to a stone on line of land of J.M. Verdin;  
thence along the Verdin line N. 70° 45' E. (crossing the Bennett's Bridge road) 985 feet to  
a stone; thence S. 5° 46' E. 1267.8 ft. to a stone; thence N. 85° 25' E. 717 ft. to a stake;  
thence N. 83° 35' E. 1027 ft. (still along the J.M. Verdin line, and crossing Peter's Creek  
at 893.6 ft.) to a stone on line of T.T. Thompson; thence along the Thompson line N. 3° 25'  
E. 938 ft. to a stone; thence N. 4° 06' E. 764 ft. to a stone; thence along the T.T. Thompson  
line and the W. Snow line N. 41° 10' W. 1497.5 ft. to a stake on the south-east edge of the  
Bennett's Bridge road; thence following the same course 17.5 ft. to the center of said road;  
thence N. 39° 30' W. 489 ft. along the W. Snow line to a stone on line of F.L. Smith land;  
thence along his line S. 64° 30' W. 798 ft. to a stake on a ditch; thence down said ditch  
as the line S. 43° 45' W. 284 ft. to a stake; thence along said ditch as the line between the  
land hereby conveyed and the F.L. Smith land S. 63° 30' W. 213 ft. to three ashes at the  
junction of said ditch with Peter's Creek; thence along Peter's Creek as the line in a --

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general North-westerly direction about 570 ft. or more to a stake on the bank of said creek, at  
a sharp bend in said creek; thence along said creek as the line in a general south-westerly  
direction about 735 ft. or more to the beginning corner. The tract hereby conveyed includes  
about 93 acres conveyed to said Hiram Hobby by D.P. Verner, Master, by deed dated March 4, 1889,  
and recorded in said Register's office for said County in deed book "VV", at page 6, and 83  
acres conveyed to said Hiram Hobby by Jas. F. Fowler by deed dated Nov. 10, 1890, and recorded in  
said office in deed book "XX", at page 396; less about 20-1/2 acres conveyed by said Hiram Hobby  
to F.L. Smith, by deed dated Dec. 18, 1912, and recorded in said office in deed book 20, at  
page 488.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances whatsoever to the said premises belonging, or in anywise appertaining,  
and the reversions and the remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, dower, possession, property, benefit, claim and demand  
whatsoever, both at law and in equity, of the said Hiram Hobby, deceased

and of all the parties to the said suit, and of all other persons rightfully claiming or to claim the same or any part thereof, by, from or under them, or either of them.

TO HAVE AND TO HOLD, the said premises with its hereditaments, privileges and appurtenances unto the said

F.S. Royster Guano Company, its successors and Assigns forever.

IN WITNESS WHEREOF, I, the said Fannie C. Scott

as Judge of the Court of Probate as aforesaid, under and by virtue of the said  
Decree, have hereunto set my Hand and Seal of office, at Greenville, this 24th day of March  
in the year of our Lord one thousand nine hundred and twenty-seven and in the one hundred and  
fifty-first year of the Sovereignty and Independence of the United States of America.

Sealed and delivered in the presence of

Verna S. Fisher

Fannie C. Scott

J.P. Ballenger

Judge of Probate

U. S. Stamps Cancelled, \$ and Cents.

S. C. Stamps Cancelled, \$ 7 and Cents.



STATE OF SOUTH CAROLINA,

Greenville County.

PERSONALLY before me J.P. Ballenger, a Notary Public for S.C., came

Verna S. Fisher

and made oath that she saw the within named Fannie C. Scott, as Judge of Probate

sign, seal, and as her act and deed deliver the within Deed, and that she be with

J.P. Ballenger

witnessed the execution thereof:

Sworn to before me, this 24th

day of March

J.P. Ballenger

Notary Public, S. C.

Verna S. Fisher

Recorded March 24th, 1927 at 12:40 P.M.

1927

END OF Doc