

5M-5-56

TITLE OF REAL ESTATE—Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

FILED GREENVILLE CO. S. C.

JAN 28 10 41 AM

For True Consideration See Affidavit

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OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, James E. Cooke, of the County of Greenville, in the State aforesaid, in consideration of the sum of ONE DOLLAR, and other valuable considerations DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

grantee, Mrs. Clara A. Cooke, all that piece parcel or lot of land in Bates Township, Greenville County, State of South Carolina, known as the land conveyed to me by deed from H. E. Cooke, dated April 5th, 1955. Recorded in R. M. C. Office for Greenville County, in book 522 page 209.

Beginning on an Iron pin, corner of 2.35 acre tract, thence running S. 71 E. 5.98 to an Iron pin, thence S. 9 1/2 E. 2.50 to white oak, thence S. 30 W. 3.76 to an Iron pin, thence N. 55 W. 4.30 to pine x 3 marks, thence N. 4 1/2 E. 4.66 to the beginning containing 1.96 acres. Adjoining land of the grantor, Homer P. Wilson, and others.

Clause 1: At the decease of the said Clara A. Cooke, the above conveyed real property is to vest in the said James E. Cooke, and his wife Carolyn Cooke, in fee simple absolute, their heirs and assigns forever.

Clause 2: If the said James E. Cooke, survives his said wife, he is to receive title to the above described land in fee absolute, his heirs and assigns forever.

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 grantee(s) hereinabove named and Heirs and Assigns forever. LIFE ESTATE.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 26 day of Jan. in the year of our Lord One Thousand Nine Hundred and Fifty-seven.

Signed, Sealed and Delivered in the Presence of

Agnes C. Burns
P. S. Burns

James E. Cooke (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me P. S. Burns

and made oath that he saw the within named grantor(s) James E. Cooke sign, seal and as his act and deed deliver the within written deed, and that he, with Agnes C. Burns witnessed the execution thereof.

Sworn to before me this 26 day of Jan., A. D., 1957. C. S. Bowen (Seal) Notary Public for South Carolina

P. S. Burns

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, C. S. Bowen, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Carolyn Cooke, wife of the within named James E. Cooke, 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 Mrs. Clara A. Cooke, LIFE ESTATE. 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 26 day of Jan., A. D., 1957. C. S. Bowen (Seal) Notary Public for South Carolina

Carolyn L. Cooke

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 10:47 A.M. Recorded this 28th day of January, 1957, at M., No. 2282