

SM 10-58

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

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Know All Men by These Presents:

That I, W. C. Cook in the State aforesaid, in consideration of the sum of Four Thousand One Hundred Ten and No/100 --(4110.00) DOLLARS,

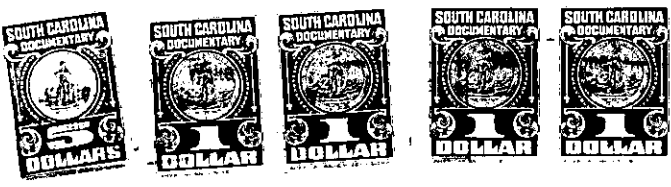
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Frank T. Higgs and D. L. Bramlett, Jr., their heirs or assigns:

All that certain piece, parcel or tract of land, lying and being in Austin Township, Greenville County, State of South Carolina, adjoining lands of J. T. Higgs and other lands of Grantor, containing 8.22 acres more or less according to a survey and plat made by C. O. Riddle, Surveyor on January 11, 1961, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at northwest corner of property recently conveyed to Frank T. Higgs and running thence S. 11-24 W. 1,292.4 feet to an iron pin; thence S. 78-36 E. 266.3 feet to an iron pin in or near center of branch and just below a spring; thence up center of branch as the line approximately 896 feet more or less to an iron pin in or near branch; thence N. 80-41 W. 95.9 feet to an iron pin; thence N. 20-30 W. 507 feet to the beginning corner, and being a portion of the same property conveyed to W. C. Cook by Ida S. Wood et al by deed recorded in Vol. 129 at page 373 in the Greenville County R. M. C. Office.

Any dwelling erected on described property shall contain at least 1200 Sq. ft. of floor space.



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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 their Heirs and Assigns forever.

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 31st day of January in the year of our Lord One Thousand Nine Hundred and Sixty One

Signed, Sealed and Delivered in the Presence of
W. C. Cook (Seal)
Elizabeth B. Hughes (Seal)
S. W. Hiett, Jr. (Seal)

State of South Carolina } Personally appeared before me Elizabeth B. Hughes
COUNTY OF Greenville

and made oath that she saw the within named grantor(s) W. C. Cook sign, seal and as his act and deed deliver the within written deed, and that she, with S. W. Hiett, Jr. witnessed the execution thereof.

Sworn to before me this 31st day of January, A. D., 1961
S. W. Hiett, Jr. (Seal)
Notary Public for South Carolina

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF Greenville } I, S. W. Hiett, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maggie C. Cook wife of the within named W. C. Cook 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 Frank T. Higgs and D. L. Bramlett, Jr. 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 31st day of January, A. D., 1961
S. W. Hiett, Jr. (Seal)
Notary Public for South Carolina
Maggie C. Cook