

GREENVILLE CO. S. C.
JAN 28 12 48 PM '71
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That JAMES M. SOUTHERN, as Executor of Estate of O.M. SOUTHERN, Deceased, as Trustee and Individually; and CLARICE S. LOVE, Individually and as Trustee in the State aforesaid, in consideration of the sum of SIX THOUSAND NINE HUNDRED SEVENTY (\$6,970.00)---- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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

JOE F. HAYES, His Heirs and Assigns Forever:

ALL that certain piece, parcel or tract of land, containing 13.94 acres, more or less, situate, lying and being in O'Neal Township, State and County aforesaid, on the waters of Beaverdam Creek, and having according to a recent survey and plat entitled "Survey for Oscar Miles Southern Estate", prepared by W. R. Williams, Jr., Jan. 2, 1970, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of a County Road, corner of other property of Grantor; and running thence with Grantor's line, S. 60-25 E. 699.5 feet to an iron pin; thence with line of property of Westmoreland, S. 29-44 W. 289.5 feet to a point in the center of the creek, an iron pin near a buggy axle marking said point on the bank of the creek; thence with the center of said creek as the line the following mean courses and distances: S. 67-46 W. 187.6 feet to a point; S. 53-00 W. 183 feet to a point; S. 86-15 W. 145 feet to a point; S. 33-45 W. 107 feet to a point; and S. 65-46 W. 240 feet to a point near an iron pin on bank; thence N. 6-30 E. 80 feet to old iron pin; thence N. 60-00 W. 330 feet to a stone; thence with line of Barnett, N. 30-12 E. 760 feet to a spike in center of said county road; thence with center of said road as the line, N. 67-00 E. 187.6 feet to beginning corner.

Being part of the property conveyed to O. M. Southern by deed recorded in Deed Book 17, at page 73, the said O.M. Southern having died testate February 19, 1964, as will appear by reference to Apt. 881, File 18, Probate Court, Greenville County, South Carolina. Pursuant to the terms of the decedent's Last Will and Testament, the Grantee, James M. Southern, as Executor and as Trustee, and the Grantor, Clarice S. Love, as Trustee, were empowered to sell any portion or all of decedent's real property for the benefit of deceased's other child, Mary Eugenia Southern, it being contemplated that the funds accruing from this sale shall be placed in an interest-bearing account by Grantors for the support, maintenance and benefit of their sister*

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining. (*during the latter's lifetime.)

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and

and HIS 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 15th day of January in the year of our Lord One Thousand Nine Hundred and Seventy-one.

Signed, Sealed and Delivered in the Presence of

James M. Southern (Seal)
JAMES M. SOUTHERN, as Executor of Estate of O. M. Southern, Deceased, a Trustee and Individually (Seal)
Clarice S. Love (Seal)
CLARICE S. LOVE, Individually and a Trustee (Seal)

Daphne Clark
Lee K. Serrin
Sara Huff
Mary Moore



State of SOUTH CAROLINA
County of GREENVILLE

Personally appeared before me SARA HUFF

James M. Southern, as Executor of the Estate of and made oath that s he saw the within named grantor(s) O. M. Southern, dcscd., as Trustee and I n dividually sign, seal and as his act and deed deliver the within written deed, and that s he, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 26th

day of Jan, A. D. 1971
P. Bradley Morrah Jr. (Seal)
Notary Public for South Carolina

Sara Huff

State of SOUTH CAROLINA
County of GREENVILLE

RENUNCIATION OF DOWER

I, P. Bradley Morrah Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Addie N. Southern

wife of the within named James M. Southern 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 Joe F. Hayes, his 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 26th

day of January, A. D. 1971
Mary Moore (Seal)
Notary Public for South Carolina

Addie N. Southern

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