

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, D.W. Hodges, of the County of Greenville

in the State aforesaid

in consideration of the sum of Five Dollars,

to me in hand paid at and before the sealing of these presents by my sons J.F. Hodges and W.M. Hodges, and the

further consideration of the love and affection which I bear to my said sons (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

J.F. Hodges and W.M. Hodges, all that piece, parcel or tract of land situate, lying and being in Saluda Township, Greenville County and State of South Carolina, on the West side of the North Fork of Saluda River, on both sides of the Old Buncombe Road, and having the following metes and bounds, to wit:

Beginning at the Burton Branch where it crosses the Buncombe Road, and running; thence with the meanderings of said branch S. 39 E. 13 chs. to the North Fork of Saluda River; thence up the meanderings of said river to stake, corner of W.A. Hodges line; thence N. 37 1/4 W. 36.40 chs. to stake 3X0; thence S. 30 W. 3.80 chs. to B.G. (down), stone 3X; thence S. 69 W. 46 chs. to W.O. 3X0; thence S. 32-3/4 E. 7.40 chs. to two dog-woods 3X0; thence S. 65-1/4 W. 2 chs. to chestnut 3X0 on knob; thence S. 1 W. 12 chs. to stake; thence S. 40-1/2 E. 13 chs. to stake at head of burton branch; thence with the meanderings of said branch S. 39 E. 10 chs. to Buncombe Road; thence with the Buncombe Road S. 39 W. 1 ch. to the beginning corner, and said to contain 242 acres, more or less, and designated as Tract No. 1, on plat made by A.L. Hardin on August 20th, 1908, said plat being recorded in R.M.C. office for Greenville County in Plat Book "A" pages 370 and 371.

Reserving, however, during my lifetime, an annual rent of one-third of all the corn raised on said land for the support of myself and wife, or the said J.F. Hodges and W.M. Hodges are hereby given the option of paying the value of the said annual rent of one-third of the corn, in cash the same to be determined and calculated on a basis of 60 cts. per bushel, and to be due and payable on the 1st. day of December in each and every year, and, in event that said land or any part thereof is not planted in corn, a reasonable rent in money mutually agreeable to the parties is to be paid for same.

In case my wife survives me, she is to receive during her lifetime, at the time and in the manner above mentioned, one-half of the amount hereinabove provided for both of us. It is further understood and agreed, that in case the said W.M. Hodges sells his interest in said tract of land to the said J.F. Hodges for the sum of Seventeen hundred and fifty (\$1750.00) dollars in cash, then the said J.F. Hodges is to pay only one-half of the rent hereinabove mentioned.

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 said

J.F. Hodges, and W.M. Hodges, their heirs and assigns, forever.

subject, however, to the reservations stated in the premises of this deed.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and

forever defend all and singular the said premises unto the said J.F. Hodges, and W.M. Hodges, their

heirs and assigns, against me 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 18th day of December A. D. 1909 in the year of our Lord one thousand, nine hundred and nine and in the one hundred and 34th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of D.W. Hodges (L. S.)

J.E. Barnett, his (L. S.)

J.M. Wilson, his (L. S.)

J.P. Goodwin, his (L. S.)

THE STATE OF SOUTH CAROLINA, COUNTY OF Greenville

PERSONALLY appeared before me J.E. Barnett and made oath that he saw the within named D.W. Hodges

sign, seal, and as his act and deed deliver the within written deed, and that he, with J.M. Wilson, & J.P. Goodwin

witnessed the execution thereof.

SWORN to before me, this 18 day of December A. D. 1909

J.P. Goodwin (L. S.) Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, COUNTY OF Greenville

I, J.P. Goodwin, Notary Public S.C. do hereby certify unto all whom it may concern, that

Mrs. S.J. Hodges, wife of the within named D.W. Hodges

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 the within named

J.F. Hodges and W.M. Hodges, their 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 18 day of December A. D. 1909

Susan J. Hodges

J.P. Goodwin (L. S.) Notary Public for S. C.

Recorded for Jan. 4th, 1910.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, W.M. Hodges, of the County of Greenville

in the State aforesaid

in consideration of the sum of Seventeen hundred and fifty Dollars,

to me in hand paid at and before the sealing of these presents by

J.F. Hodges, (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

J.F. Hodges, his heirs and assigns forever, all my right, title and interest (the same being my undivided one-half interest) in and to all that certain piece, parcel or tract of land situate, lying and being in Saluda Township, Greenville County and State of South Carolina on the West side of the North Fork of Saluda river, on both sides of the Old Buncombe Road, and having the following metes and bounds to wit:

Beginning at the Burton branch where it crosses the Buncombe Road and running; thence with the meanderings of said branch S. 39 E. 13 chs. to the North Fork of Saluda River; thence with the meanderings of said river to stake, corner of W.A. Hodges land; thence N. 37 1/4 W. 36.40 chs. to stake; 3X0 thence S. 30 W. 3.80 chs. to B.G. (down), stone 3X; thence S. 69 W. 46 chs. to W.O. 3X0; thence S. 32-3/4 E. 7.40 chs to two dog-woods 3X0; thence S. 65-1/4 W. 2 chs to chestnut 3X0; on knob; thence S. 1 W. 12 chs. to stake; thence S. 40-1/2 E. 13 chs. to stake at head of Burton Branch thence with the meanderings of said branch S. 39 E. 10 chs. to Buncombe road; thence with the Buncombe Road S. 39 W. 1 ch. to the beginning corner, and said to contain 242 acres, more or less and designated as Tract No. 1 on plat made by A.L. Hardin on August 20th, 1908, said plat being recorded in R.M.C. office for Greenville County in Plat Book "A" pages 370 and 371, and being the same tract of land described in deed of D.W. Hodges to J.F. Hodges and W.M. Hodges, dated December 18th, 1909.

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 said

J.F. Hodges, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and

forever defend all and singular the said premises unto the said J.F. Hodges, his

heirs and assigns, against me 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 1st day of January A. D. 1909 in the year of our Lord one thousand, nine hundred and ten and in the one hundred and 34th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W.M. Hodges, (L. S.)

Oscar Hodges, (L. S.)

Cora D. Hill, (L. S.)

THE STATE OF SOUTH CAROLINA, COUNTY OF Greenville

PERSONALLY appeared before me Cora D. Hill and made oath that she saw the within named W.M. Hodges

sign, seal, and as his act and deed deliver the within written deed, and that she, with Oscar Hodges

witnessed the execution thereof.

SWORN to before me, this 1st day of January A. D. 1910

J.C. Mitchell (L. S.) Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, COUNTY OF Greenville

I, J.C. Mitchell, Not. Pub. for S.C. do hereby certify unto all whom it may concern, that

Mrs. Sallie N. Hodges wife of the within named W.M. Hodges

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 the within named

J.F. Hodges and 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 1st day of January A. D. 1910

Sallie N. Hodges

J.C. Mitchell (L. S.) Notary Public for S. C.

Recorded for Jan. 4th, 1910.