

W.A. Simmons DEED TO W.H. Irvine. STATE OF SOUTH CAROLINA, COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, W.A. Simmons in the State aforesaid in consideration of the sum of Six hundred and fifty DOLLARS, to me in hand paid at and before the sealing of these presents by W.H. Irvine (and two certain lots to me conveyed) (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

W.H. Irvine, all that piece, parcel or lot of land situate in Bates Township, in the State and County aforesaid near Saluda River, and containing One hundred and fifty-seven acres, more or less, in three tracts as follows; Tract No. 1, having the following metes and bounds, to wit: Beginning at a water oak on the bank of Saluda River and running thence N. 51 E. 2.51 to a rock, thence N. 37 W. 5.00 to a rock; thence N. 52-1/2 E. 4.64 to a red oak; thence S. 52 E. 5.38 to a post oak; thence S. 88 E. 5.25 to a post oak; thence N. 87 E. 7.50 to a pine; thence N. 67 E. 9.00 to a red oak; thence N. 20 E. 10.00 to a red oak; thence N. 57 W. 21.25 to a rock on River; thence down the meanderings of the river to the beginning water oak, said tract contains one hundred and twenty acres, more or less. Tract No. 2 has the following metes and bounds to wit: Beginning at a water oak on the bank of Saluda River and running thence N. 57 E. 2.21 to a rock; thence N. 37 W. 5.00 to a rock; thence N. 52-1/2 E. 4.64 to a red oak; thence S. 52 E. 5.38 to a post oak; thence S. 88 E. 5.25 to a post oak; thence S. 64 E. 6.45 to a post oak; thence N. 72-1/2 E. 2.00 to a rock on road; thence with said road to the river; thence up said road to the river; thence up said river to the beginning corner, and containing thirty acres, more or less. Tract No. 3, has the following metes and bounds, to wit: Beginning on Kelley's line at a red-oak and running thence S. 20 W. 10.00 to a red oak stump; thence S. 70-1/2 W. 8.50 to a red oak; thence S. 44 E. 6.45 to a red oak; thence N. 72-1/2 E. 9.30 to a rock thence N. 10 W. 10.80 to a red oak on Kelley's line thence N. 47-1/2 W. 2.25 to the beginning corner and containing seven acres, more or less. The foregoing 157 acres of land is the same land that was to me and L.N. Simmons sold and conveyed by general warranty deed by Anna Lindsay, bearing date April 28th, 1906 and recorded in the R.M.C. office for the County and State aforesaid, in Book 888 page 198, said L.N. Simmons subsequently to wit; on Nov. 2nd, 1910, sold and conveyed his right, title and interest in said land to me, as will more fully appear by reference to the record of his deed in Vol. 13, at page 185. For information relating to the title to these three tracts prior to its conveyance to me as above stated, see Book Z 266; LLL 490, and LLL 491, EE page 534.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said W.H. Irvine, and his heirs and assigns forever.

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said W.H. Irvine, and to 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 12th day of May in the year of our Lord one thousand nine hundred and thirteen (1913) and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W.A. Simmons, (L. S.) W.W. Benson, (L. S.) Lewis N. Simmons, (L. S.)

STATE OF SOUTH CAROLINA, COUNTY OF Greenville PERSONALLY appeared before me, Lewis N. Simmons and made oath that he saw the within named W.A. Simmons sign, seal, and as his act and deed, deliver the within written Deed; and that he, with W.W. Benson witnessed the execution thereof.

SWORN to before me, this 12th day of May A. D. 1913. Lewis N. Simmons P.S. Butler Notary Public for S. C.

STATE OF SOUTH CAROLINA, COUNTY OF Greenville RENUNCIATION OF DOWER.

I, P.S. Butler, a Notary Public for South Carolina do hereby certify unto all whom it may concern that Mrs. Lina E. Simmons wife of the within named W.A. Simmons 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 W.H. Irvine, 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 12th day of May A. D. 1913. Lina E. Simmons P.S. Butler Notary Public for S. C. Recorded for May 30th, 1913.

I, W.H. Tollerson DEED TO W.H. Irvine. STATE OF SOUTH CAROLINA, COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, W.H. Tollerson, of Greenville in the State aforesaid in consideration of the sum of Twenty five hundred (\$2500.00) DOLLARS, to me in hand paid at and before the sealing of these presents by W.H. Irvine (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

W.H. Irvine, All those 3 pieces, parcels and lots of land situate, lying and being in Greenville Township in the County of Greenville, and in the State aforesaid, between the woodside and Brandon Mills, said lots are a part of that sub-division, known as "Perry Avenue Annex", surveyed and platted by W.D. Neves, engineer, on the day of March 1912, and the Plat duly recorded in plat book A, at page 878, in the office of the Register of Mesne Conveyance, for the County and State aforesaid. The lot on Perry Ave. is numbered as lot 23, on said plat, and fronts 50 feet, on the south side of said Perry Ave. with side lines 140 feet, extending back to Branwood Street and fronting on said last named Street 50 feet. This is the same lot that was to one H.M. Galloway sold and conveyed, by said W.H. Irvine, on Oct. 10, 1912, by deed duly recorded in the R.M.C. office for the County and State aforesaid, in book 21, at page 293, and to me conveyed by the said H.M. Galloway, by general warranty deed on May 21, 1913, and to be recorded along with this instrument.

The other 2 lots are numbered in said plat, as Lots 3 and 4, and they each front 28 feet, on the East side of Woodside Ave. These last named two lots, are the same that were sold and conveyed, by said W.H. Irvine to Mrs. Leila Galloway on Oct. 10 1912, as will fully appear from the record of her deed, in Vol. 21, at page 292, and who sold and conveyed to me, by her general warranty deed, bearing date May 21, 1913 and which is to be recorded along with this conveyance. The lots above described have the metes and bounds, courses and distances, as represented on the plat of said Neves, above mentioned, and the descriptions as appear on said plat, are hereby adopted and made a part of this deed of conveyance.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said W.H. Irvine, and his heirs and assigns forever.

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said W.H. Irvine, and 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 27th day of May in the year of our Lord one thousand nine hundred and thirteen (1913) and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W.H. X Tollerson (L. S.) J.C. Mitchell, mark (L. S.) A.H. Donaldson (L. S.)

STATE OF SOUTH CAROLINA, COUNTY OF Greenville PERSONALLY appeared before me, J.C. Mitchell and made oath that he saw the within named W.H. Tollerson sign, seal, and as his act and deed, deliver the within written Deed; and that he, with A.H. Donaldson witnessed the execution thereof.

SWORN to before me, this 27th day of May A. D. 1913. J.C. Mitchell A.H. Donaldson (L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA, COUNTY OF Greenville RENUNCIATION OF DOWER.

I, A.H. Donaldson, a Notary Public for South Carolina do hereby certify unto all whom it may concern that Mrs. Belle Tollerson wife of the within named W.H. Tollerson 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 W.H. Irvine, and to 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 27th day of May A. D. 1913. Belle Tollerson A.H. Donaldson (L. S.) Notary Public for S. C. Recorded for June 26th, 1913.