

Lida A. Nesbitt

DEED TO

Frank Ferguson

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Lida A. Nesbitt, of said City and County

in consideration of the sum of Three thousand, three hundred and fifty-three Dollars and thirty-five cents (\$3353.35) in the State aforesaid

to me in hand paid at and before the sealing of these presents by Frank Ferguson of said City County and State, (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

Frank Ferguson all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, in Greenville Township, about three and one-half miles from the Court house, on both sides of the New Cox Bridge Road and on both sides of the old Ligon Bridge Road, on branch waters of Saluda River, having the following metes and bounds according to a plat thereof made by J.N. Southern and bearing date the 15th day of April A.D. 1897; beginning at a stone 3 x 0 m and running thence N. 73-3/4° E. 9.72 chains to a stone 3 x n m (post oak, gone); thence N. 68-3/4° E. 17.18 chains to a stone 3 x n m (black oak, gone); thence N. 49-1/2° W. 22.90 chains to a stone 3 x n m; thence S. 20-1/2° W. 14.66 ch. to a stone 3 x n m; thence S. 74-3/4° W. 14.90 ch. to a stone 3 x a m; thence S. 59-3/4° E. 12.80 chs. to beginning corner, containing thirty-six and eighty-five hundredths (36.85) acres, more or less, and being the same land conveyed to my late husband, Ansel Nesbitt by A.B. Kay by deed bearing date the 16th day of December A.D. 1896, and recorded in the office of the Register of Mesne Conveyances for said County and State on the 31st day of December A.D. 1896, in Book "C.C.C." of Deeds, at page 522; the said Ansel Nesbitt having died on the 14th day of July, A.D. 1911, leaving of full force and effect his last will and testament, bearing date the 9th day of May, 1911, and admitted to probate by the Probate Court for said County and State on the 17th day of July A.D. 1911, and now on file in the office of said Court in Apartment 105, file 29, by which will he devised to me, the said Lida Nesbitt, all of his property, including the land hereinabove mentioned; it being understood and agreed that the above described land is conveyed subject to the lien of a mortgage for five hundred dollars (\$500.00), executed by me, the said Lida A. Nesbitt to L.O. Patterson, Trustee for R.H. and W.P. White, bearing date the first day of April, A.D. 1912, and recorded in the office of the Register of Mesne Conveyance for said County and State on the 6th day of April, 1912, in Book No. 23 of Mortgages, at page 52; said mortgage being excepted from operation of the covenant of general warranty herein contained; the said Frank Ferguson, by accepting this deed, agrees to assume the payment of said mortgage as a portion of the consideration for the execution of these presents.

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

Frank Ferguson, 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 Frank Ferguson, 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 12th day of March in the year of our Lord one thousand nine hundred and thirteen 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 Lida A. Nesbitt (L. S.) W. Carroll McDaniel (L. S.) T.K. Earle (L. S.)

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me, W. Carroll McDaniel

and made oath that he saw the within named Lida A. Nesbitt

sign, seal, and as her act and deed, deliver the within written Deed; and that he, with T.K. Earle witnessed the execution thereof.

W. Carroll McDaniel to before me, this 12, day of March A. D. 1913.

W. Carroll McDaniel

Hendrix Rector (L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER.

I, do hereby certify unto all whom it may concern that Mrs. wife of the within named 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

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 day of A. D. 1913.

(L. S.) Notary Public for S. C. Recorded for March 13th, 1913.