

The State of South Carolina:

Know All Men By These Presents, That I, Louis M. Hubbard of 224 Central Park West, New York City, in the State of New York, in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, in hand paid at and before the sealing of these presents by Joseph Derwin Hubbard of Lake Forest, Illinois, the receipt where is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Joseph - Derwin Hubbard, all that piece, parcel and tract of land, situate, lying and being on the south-east slope of Paris Mountain, in Paris Mountain Township, and in the County of Greenville, and State of South Carolina, containing two hundred and twenty-one (221) acres, more or less. Said land adjoins tracts of H.C. Markley, Perry and Elias Roberts, J.E. Beattie, Ross Doggett and Miss Fannie Harris, and is the same land that was to ~~be~~^{have} sold and conveyed by John B. and George - Marshall, by general warranty deed, bearing date June 15th, 1888, and duly recorded in the office of the Register of Mesne Conveyance, for the County of Greenville and State aforesaid in Book U.U. at page 348, the description in said deed being hereby adopted by me and made a part of this instrument. Being the same premises conveyed by J.E. David of Asheville, in the State of North-Carolina to the grantor Louis M. Hubbard by title dated the 12th day of November, one thousand nine hundred and one and filed on the 7th day of December 1901 and recorded in Volume I.I.I., page 351 indexed on the 7th day of December, 1901 in Book D., Page 123, County Clerks Office, Greenville County, So. Carolina.

And that tract of land on South side Paris Mt. beginning at a stone corner on Hunt land running thence S. 26° W. 55 ft. to iron pin at Station 11 of located line of Paris Mt. Ry. Thence with centre line of said Ry. 875 ft. to iron pin at station of said Ry. 19x75; thence N. 32 E. 527 ft. to iron pin; thence N. 57° W. 590 ft. to beginning corner, containing four and 75/100 (4.75) acres, more or less, according to survey by C.E. McCullough, Jan. 10th, 1910, being part of the land conveyed to Anna P. Nichols by J.J. McSwain and to him by R.E. Bowen as Executor of the Estate of H.A. Cauble, deceased, recorded in R.M.C. office Vol. VVV, Page 671 together with fifteen feet (15 ft.) to be used as one half the right of way of said Ry. along said centre line, 875 ft. long, the other half of said right of way to be granted by said L.M. Hubbard and said strip of land fifteen (15) feet wide to revert to Anna P. Nichols in case same is not used or ceases to be used as right of way. I also reserve and except a necessary road and right of way over and through the land herein granted to reach public road on Paris Mt. from remainder of my land, on such right of way in lieu thereof, to be secured and granted to Anna P. Nichols as may be equally convenient.

Together with all and singular 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 premises before mentioned unto the said Joseph Derwin-Hubbard, his heirs and assigns forever,

And I do hereby bind me and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Joseph Derwin Hubbard, 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 7th day of October, 1914., in the year of our Lord, one thousand - nine hundred and fourteen.

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