

TITLE TO REAL ESTATE

2722 PROFFER-JARRARD CO.-GREENVILLE

The State of South Carolina,
County of Greenville.

Know all men by these presents that I, Margaret M. Strader, of said County, in the State aforesaid, in consideration of the sum of Sixteen Hundred and Eighty-eight (\$1,688.00) Dollars, to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto L. S. Verdin all that certain piece, parcel, or tract of land situate, lying and being in said state and County, in Fairview Township, about a mile southward from Simpsonville, having the following metes and bounds, according to a plat thereof by W. J. Riddle (from a survey by W. A. Adams in 1915) recorded in office of Register of Mesne Conveyances for said County in Plat Book "I", at page 100, and a survey made by said W. J. Riddle in May, 1940, to-wit:

Beginning at a stake on the west side of the Fairview or Neeley's Ferry Road, a few feet S. 88-45 E. from a stone on old corner of A. G. Huff's land, and running thence along the west line of said present road N. 7 E. 13.45 chains to an iron pin placed last month by said W. J. Riddle; thence along line of land of Mrs. Andrea C. Patterson N. 78 W. 30.20 chains to an iron pin on line of Earle Davenport's land; thence with his line S. 13-40 E. 19.80 chains to a stone at the foot of a large pine on line of A. G. Huff's land; thence along his line S. 88-45 E. a few feet more than 23.34 chains to the beginning corner, containing forty-two and two-tenths (42.2) acres, more or less, being the same land in which said A. C. Patterson has this day conveyed to me her undivided interest.

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 premises before mentioned unto the said grantee and his heirs and assigns forever: subject, nevertheless, to the agricultural lease to A. G. Huff, who has the right to occupy said premises, until the conclusion of the calendar year 1940, and to remove this year's crop therefrom. The taxes for said year are to be paid pro rata by said grantee and myself. 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 grantee, and his heirs and assigns, against myself 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 tenth day of June, in the year of our Lord one thousand, nine hundred and forty, and in the one hundred and sixty-fourth year of the independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Mrs. G. M. Strader
Gerry Prevost

Margaret M. Strader (L. S.)

State of South Carolina,
County of Greenville.

Personally appeared before me Gerry Prevost and made oath that he saw the within named Margaret M. Strader sign, seal and as her act and deed deliver the within written deed, and that he, with Mrs. G. M. Strader witnessed the execution thereof.

Sworn to before me, this 11th day of June, A. D. 1940.

L. O. Patterson (L. S.)
Notary Public for South Carolina.

Gerry Prevost.

S. C. Stamps \$4.00

U. S. Stamps \$2.00

Recorded June 15th, 1940 at 11:15 A. M. #8778 BY: E. G.