

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

For True Consideration See Affidavit Book 12 Page 167

Know All Men by These Presents:

That I, J. F. Blackmon, in consideration of the sum of - -Ten Dollars and other valuable consideration - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 M. R. Garrison, his heirs and assigns:

ALL that piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina, located on the Northwest side of Sunset Drive, and containing thirty-five one-hundredths (35/100) of an acre, more or less, and having, according to plat made by W.J.Riddle on October 28, 1949 the following metes and bounds:

BEGINNING at an iron pin at the Northwest side of Sunset Drive, which point is 58 feet from the center of a County road between Conestee and Piedmont and running thence N. 18-05 W. 264 feet along the line of the M.R.Garrison property to an iron pin, property of J. F. Blackmon; thence N. 81-00 E. 115.4 feet to an ironpin on the Northwest side of Sunset Drive; thence along Sunset Drive, S. 6-54 W. 271 feet to the point of beginning.

It is expressly understood and agreed that Sunset Drive is a private road and not a public road but that J. F. Blackmon does hereby grant unto M.R.Garrison his heirs and assigns, the right to use said road from its intersection with the Piedmont-Conestee Road for a distance of 271 feet to the J. F. Blackmon property, said use to be in conjunction with the right of J. F. Blackmon, his heirs and assigns, to likewise use said road and it is understood and agreed by the parties hereto that said road, from its intersection with the Piedmont-Conestee Road for a distance of 271 feet to the J. F. Blackmon property, shall never be closed without the mutual consent of both parties hereto, or their heirs and assigns. It is likewise agreed that the grantee herein, his heirs and assigns, shall have the right to construct and maintain a spur track across said Sunset Drive to the right-of-way of the Southern Railroad so long as said spur track does not interfere with the ingress and egress along Sunset Drive.

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 grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 4th day of November in the year of our Lord One Thousand Nine Hundred and Forty-Nine.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Christine B. Giles

Handwritten signature of J. F. Blackmon with four dashed lines for seals.

State of South Carolina, Greenville County

Personally appeared before me Christine B. Giles

and made oath that she saw the within named grantor(s) J. F. Blackmon sign, seal and as his act and deed deliver the within written deed, and that she, with J. D. Todd, Jr. witnessed the execution thereof.

Sworn to before me this 4th day of November, A. D. 1949.

Notary Public for South Carolina

Handwritten signature of Christine B. Giles

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. D. Todd, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elma B. Blackmon wife of the within named J. F. Blackmon 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 M. R. Garrison, 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 4th day of November, A. D. 1949.

Notary Public for South Carolina

Handwritten signature of Elma B. Blackmon

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 4th day of November 1949 at 4:00 P. 26266