

STATE OF SOUTH CAROLINA
Greenville COUNTY

NOV 6 3 26 PM 1950

For True Consideration See Affidavit
Book 14 Page 10

OLLIE FARNSWORTH R.M.C. Know All Men by These Presents:

That I, H. E. Bagwell in the State aforesaid, 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 Jeff R. Richardson, his heirs and assigns; all that piece of land in Fairview Township, Greenville County, State of South Carolina, about 3/4 of a mile south of the town of Simpsonville on the east side of U. S. Highway 276 opposite property belonging to L. A. Cox. It contains one acre, more or less, and begins at an iron pin on the east side of the aforementioned highway on lands of Mrs. Effie West and runs thence along the West property S. 84 E. 5.20 chs. to corner of lot conveyed to Troy Allen; thence along the line of Allen property S. 0-45 E. 1.92 chs. to corner of I. W. Cook; thence along Cook line N. 84 W. 5.20 chs. to corner of eastern side of highway 276; thence along east side of said highway N. 0-45 W. 1.92 chs. to the beginning corner and being the same land conveyed to H. E. Bagwell by I. W. Cook by deed recorded in Deed Book 279 page 276, except a one acre tract conveyed off by the said H. E. Bagwell to Troy Allen by deed recorded in Deed Book 369 page 248.



This property was conveyed to the grantee herein by another deed which was lost and never recorded. The grantee herein then sold said property to H. Frank Sargent on December 20, 1949, but the deed was made from from H. E. Bagwell to H. Frank Sargent, all parties concerned being of the opinion that such deed was valid at law. The purpose of this deed and one which will be made to H. Frank Sargent by Jeff R. Richardson is to clear up any question as to the title to the above described piece of real estate.

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)' 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)' Heirs and Assigns against the grantor(s) and the grantor(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 20 day of Sept in the year of our Lord One Thousand Nine Hundred and 50

Signed, Sealed and Delivered in the Presence of
Ellie Brown (Seal)
Madeline Knight (Seal)
H. E. Bagwell (Seal)

State of South Carolina, Greenville County Personally appeared before me Madeline Knight and made oath that she saw the within named grantor(s) H. E. Bagwell written deed, and that she, with Ellie Brown sign, seal and as his act and deed deliver the within sworn to before me this Sept 25 day of Sept A.D. 1950 witnessed the execution thereof.
Eugene J. Barbrey (Seal) Notary Public for South Carolina
Madeline Knight

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Eugene J. Barbrey Notary Public, do hereby certify unto all whom it may concern, that Mrs. Gertha Bagwell wife of the within named H. E. Bagwell 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 H. Frank Sargent, 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 25 day of Sept A.D. 1950 Eugene J. Barbrey (Seal) Notary Public for South Carolina Gertha Bagwell

Cancelled documentary stamps attached: S. C. \$ 50 U. S. \$ 26955 Recorded this 6th day of November 19 50 at 3:26 P. M., No. 26955