

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, W. G. Nicholson, in the State aforesaid, in consideration of ~~the sum of~~ a mutual division of a tract of land owned by the ~~DOLLARS~~ grantor and grantee from which this tract comes. 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. L. Franklow, his heirs and assigns forever,

All that piece, parcel, or lot of land, situate, lying and being in Cleveland Township, Greenville County, State of South Carolina; and having according to a survey by Terry P. Dill, 1954, Reg. C.E. L.S. SC #104, the plat of same being recorded in Plat Book ~~FF~~, at page ~~182~~, the following metes and bounds, to-wit:

Beginning at an iron pin on the North Bank of Mill Camp Creek running thence along said Creek, S. 60-40 W. 405 feet to a stone; thence across said Creek, S. 5-00 E. 160 feet to a Hickory; thence N. 48-00 W. 330 feet back across said creek to the corner of a fence on or near a small branch; thence N. 9-30 W. 858 feet along said branch and the line of Hart Valley Ranch to a point on said branch; thence S. 84 W. 155 feet along the line of Hart Valley Ranch to a point; thence N. 43-00 W. 3790 feet along the line of Hart Valley Ranch to a corner, top of Pinnacle Cowpen Ridge; thence S. 87 E. 561 feet to a Hickory; thence N. 65-30 E. 660 feet to a point; thence N. 83-30 E. 1320 feet to a Hickory; thence N. 87 E. 398 feet to a stake in Wild Cat Gap; thence S. 8-30 E. 1888 feet to a black gum; thence S. 6-00 E. 548 feet to a white oak; thence S. 73-30 W. 122 feet to an iron pin; thence S. 16-30 E. 1280 feet across a small branch to an iron pin on a Farm Road; thence S. 18-00 E. 1055 feet along a Fence line to the point of beginning. Containing 132.9 acres, more or less.

This conveyance being made according to the aforementioned plat, reference to which is hereby made. This being a division of the property heretofore owned jointly by the grantee and grantor.

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 3rd day of May in the year of our Lord One Thousand Nine Hundred and fifty four

Signed, Sealed and Delivered in the Presence of

Margaret E. Marchbanks
Leo H. Hill

W. G. Nicholson

(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Margaret E. Marchbanks

and made oath that she saw the within named grantor(s) W. G. Nicholson sign, seal and as his act and deed deliver the within written deed, and that she, with Leo H. Hill witnessed the execution thereof.

Sworn to before me this 3rd day of May, A. D. 19 54
Leo Howard Hill Notary Public for South Carolina

Margaret E. Marchbanks

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Leo Howard Hill Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Laura Nicholson wife of the within named W. G. Nicholson 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. L. Franklow, 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 3rd day of May, A. D. 19 54
Leo Howard Hill Notary Public for South Carolina

Mrs. Laura Nicholson

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 4th day of May 19 54, at 11:15 A.M., No. 4896