

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Greenville, S. C. GREENVILLE CO. S. C.

FEB 17 5 26 PM 1955

Know All Men by These Presents:



That I, Joe V. Edwards in consideration of the sum of One Thousand and No/100 and assumption of the mortgage hereinbelow referred to 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

James R. Mann, his heirs and assigns forever:

All that piece, parcel or tract of land in Chick Springs Township, Greenville County, State of South Carolina situate; lying and being on the eastern side of Edwards Road and being known and designated as the major portion of a 26.03 acre tract of the Estate of William S. Edwards as shown on Plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", page 101 and having according to said plat the following metes and bounds, to-wit: BEGINNING at a point in the center of Edwards Road, at the corner of a 56.31 acre tract now owned by Mack A. Ashmore and running thence along the center of Edwards Road as the line the following courses and distances to-wit: N. 19-37 W. 47.7 feet; N. 30-32 W. 161 feet; N. 17-39 W. 152 feet; N. 9-58 W. 156 feet; N. 23-15 W. 100 feet; N. 42-30 W. 100 feet; N. 48-45 W. 122 feet; N. 32-44 W. 157 feet; N. 19-15 E. 115 feet; N. 3-19 W. 194 feet; N. 28-17 W. 81 feet; thence N. 54-35 W. 21 feet, more or less, to a point in the center of the bridge crossing Mountain Creek; thence down the creek 75 feet, more or less, to the corner of the small tract heretofore conveyed by the Grantor to Robert W. Edwards; thence down Mountain Creek N. 43-58 E. 115 feet to an iron pin; thence S. 34-28 E. 145 feet to an iron pin; thence S. 58-04 E. 130 feet to an iron pin; thence S. 1-0 E. 123 feet to an iron pin; thence S. 36-27 E. 191 feet to an iron pin; thence leaving Mountain Creek N. 1-45 E. 196 feet to a stone at the corner of Property of Sloan Southern; thence along Southern's line N. 45-48 E. 382.2 feet to an iron pin in Pine Stump; thence S. 60-05 E. 410.8 feet to an iron pin; thence S. 37-30 E. 767 feet crossing Mountain Creek to a stone and pin; thence S. 58-38 W. 1,116 feet to the beginning corner.

The above described property is the same conveyed to me by Elizabeth Edwards Dempsey, et al by deed dated May 31, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book 501, page 88. Grantee assumes the balance of \$6,000.00 due on a mortgage to Thornwell Orphanage, recorded in Mtg. Book 598, page 469, R. M. C. Office for Greenville County.

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 January in the year of our Lord One Thousand Nine Hundred and fifty-five

Signed, Sealed and Delivered in the Presence of

Margaret Loftis
Belton O. Thomason, Jr.

Joe V. Edwards (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Margaret Loftis

and made oath that s he saw the within named grantor(s) Joe V. Edwards sign, seal and as his act and deed deliver the within written deed, and that s he, with Belton O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 3rd day of January A. D. 19 55. Belton O. Thomason, Jr. (Seal) Notary Public for South Carolina

Margaret Loftis

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John P. Mann Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Syble H. Edwards wife of the within named Joe V. Edwards 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 James R. Mann, 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 January A. D. 19 55. John P. Mann (Seal) Notary Public for South Carolina

Syble H. Edwards

Cancelled documentary stamps attached: S. C. \$; U.S. \$ Recorded this 17th day of February 1955, at 5:26 P.M., No. 4474

729-1-66