



OLLIE W. SMITH Know All Men by These Presents:

That O. C. and Victoria Ferguson in consideration of the sum of Six hundred and 00/100 in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Charles Abercrombie, his heirs and assigns

All that certain piece, parcel or lot of land being, lying and situate near Ridge Road in Greenville County, South Carolina and being described, in accordance with a plat by J. Mac Richardson, dated July 1958, as follows:

Beginning at an iron pin in the line of the James Bannon property 1207.9' from the center of Ridge Road, running thence with the Bannon line S 38-00 W 208.5' to an iron pin at the joint corner of Lots 32 and 34 of the Franklin Estate; thence with the line of Lot No 32 (Abercrombie property) S 72-00 E. 536.1' to an iron pin at the joint corner of Lots 33 and 34; thence with the line of Lot No. 33 (Newton Bell property) N 2-15 W 208.7' to an iron pin; thence in a new line through Lot No. 34, N 72-00 W 388.7' to the beginning corner; containing 2 A. more or less, and being the southern part of Lot No. 34 of the Franklin Estate. Reference is made to a plat of the Franklin Estate by J. Mac Richardson dated October 1949.

The above described tract of land is a part of the property conveyed to us by deed from Vantross Franklin, et. al., recorded in the R.M. C. office for Greenville County in Deed Book 421, page 417.

ALSO: A right of way for a road extending from Ridge Road a distance of 1207.9', more or less, to the northern line of the lot herein conveyed, being 36' in width, with the western line being along the Bannon property line; said right of way crosses Lot #35, the property of O. C. Ferguson, and a part of Lot #34. Reference is made to a plat of property of Charles Abercrombie by J. Mac Richardson dated July 1958.

Lot #35 was acquired by O. C. Ferguson by deed from G. C. Franklin, recorded in Deed Book 186 at page 61.

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') hands and seals this second day of January in the year of our Lord One Thousand Nine Hundred and Fifty-nine

Signed, Sealed and Delivered in the Presence of

C. C. McCullough
Ruth B. Rasor

Victoria Ferguson (Seal)
O. C. Ferguson (Seal)
(Seal)
(Seal)

State of South Carolina

COUNTY OF Greenville

Personally appeared before me Ruth B. Rasor

and made oath that he saw the within named grantor(s) O. C. and Victoria Ferguson sign, seal and as their act and deed deliver the within written deed, and that he, with C. C. McCullough witnessed the execution thereof.

Sworn to before me this second day of January, A. D., 1959

Ruth B. Rasor (Seal)
Notary Public for South Carolina

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, J. B. Rasor

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Victoria Ferguson wife of the within named O. C. Ferguson 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 Charles Abercrombie, 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 2nd day of January, A. D., 1959

J. B. Rasor (Seal)
Notary Public for South Carolina

Victoria Ferguson

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ 4:23 P.M.
Recorded this 26th day of August 1959 at M, No. #6644

M11-2-1-2.1 OUT OF M11-2-1-2