

(Deed)

The State of South Carolina,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, L.O. Patterson of the City and County of Greenville, in the State aforesaid, in consideration of the sum of Four thousand dollars to me in hand paid at and before the sealing of these presents by F.F. Beattie, Trustee (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 F.F. Beattie, Trustee and his successors, heirs and assigns forever, All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Cleveland Township on Middle Saluda River, having the following metes and bounds, according to a plat thereof prepared by Wm. A. Hudson, dated June 28, 1906 and herewith delivered to wit: Beginning at a stake on the East bank of Middle Saluda River and running; thence N. 67- $\frac{1}{2}$ E. along line of D.P. Bates' land 16.60 chains to a W.O.; thence N. 70 E. 12.40 ch. to a stone; thence S. 8- $\frac{3}{4}$ W. 5.72 ch. to a red-oak; thence S. 26- $\frac{1}{4}$ E. 15.20 ch. to a stone by a R.O.; thence along the Jones Gap Road N. 45- $\frac{1}{4}$ E. 5.70 ch. to a stone; thence N. 64 E. 2.50 ch. to a stone; thence S. 41- $\frac{1}{4}$ E. 18.40 ch. along J.L. Bates land to stone by a pine; thence S. 54 E. 17.20 ch. to a pine; thence S. 46 W. 9.00 ch. to a stone and P.O.; thence S. 47 E. along line of Mrs. Hamlin Beatties land 31.00 ch. to a stone; thence N. 69 E. 26.00 ch. to a stone; thence N. 42- $\frac{1}{2}$ E. (crossing the Greenville & Knoxville Railroad) 16.50 ch. to a S. gum; thence N. 24 E. along line of Mrs. Sarah J. Harts land 14.00 ch. to a stone; thence N. 35 W. 5.75 ch. to a P.O.; thence N. 10 W. along line of Obe and William Cox's land 20.20 ch. to a spanish oak; thence S. 63 W. 22.75 ch. along line of Henry Robinson's land to a sourwood; thence N. 32 W. 5.50 ch. to a pine; thence S. 62 W. 10.30 ch. to a maples; thence N. 84 W. 10.00 ch. to a persimmon; thence N. 68 W. 16.85 ch. to a W.O. on Jones Gap Road; thence S. 72 W. 2.30 ch. along said road to a red-oak; thence N. 17 W. 7.00 ch. to a stone; thence N. 33 E. 3.50 ch. to a stone; thence N. 40 W. 1.00 ch. to a stone; thence N. 57 W. 4.95 ch. along line of M. Surrats land to a stone; thence S. 53 W. 12.15 ch. to a stone; thence N. 41 W. (crossing the Greenville & Knoxville Railroad) 20.50 ch. along line of estate of Jesse Cleveland, deceased (passing a sourwood) to a pine; thence S. 76 W. 10.75 ch. to a stake or stone; thence N. 10 W. 1.55 ch. to a wild cherry on the east or south bank of Middle Saluda River; thence down said river, following the meanderings thereof as the line to the beginning corner, containing three hundred and fifty-nine and a quarter (359- $\frac{1}{4}$) acres, more or less.

Also all that certain other piece, parcel or tract of land situate, lying and being in said State, County and Township about a half mile Eastward from the tract above described and about one mile North of Marietta, having the following metes and bounds, according to a plat thereof prepared by Wm. A. Hudson dated June, 28th, 1906 and herewith delivered to wit: Beginning at a stone near the road which runs up North Saluda River to Lima and running; thence S. 9- $\frac{3}{4}$ E. along line of land of estate of B.P. Cantrell 18.30 chains to a stone; thence N. 54- $\frac{3}{4}$ E. along line of Mrs. Lizzie M. Cleveland's land 19.60 ch. (crossing the Greenville & Knoxville Railroad) to a stone on a branch; thence up the said branch, following the meanders thereof as the line, about N. 14- $\frac{3}{4}$ W. 7.00 ch. to a red-oak near a spring; thence N. $\frac{1}{2}$ E. along line of land of F. Bayne and Hart 8.50 ch. to a stone; thence S. 63- $\frac{3}{4}$ W. along line of land of estate of B.P. Cantrell (crossing the Greenville & Knoxville Railroad) 20.00 ch to the beginning corner, containing thirty and three quarters (30- $\frac{3}{4}$) acres, more or less. These being the two tracts of land conveyed by W.Y. Batson to H.H. Prince, O.K. Mauldin, H.K. Townes and L.O. Patterson by a deed bearing date July 9, 1906 and recorded in the office of the Register of Mesne Conveyances for said State and County on July 17, 1906 in book "M.M.M" of Deeds at page 714; (the said H.H. Prince having released unto the said L.O. Patterson, his undivided one-fourth interest in said land by a deed bearing date January 9, 1907 and recorded in said office on January 16, 1907 in book "P.P.P" of Deeds at page 38, and the said O.K. Mauldin, having released unto the said L.O. Patterson his undivided one-fourth interest in said lands by a deed bearing date January 9, 1907 and recorded in said office on February 19, 1907 in Book "P.P.P." of Deeds at page 69; and the said H.K. Townes having released unto the said L.O. Patterson his undivided one-fourth interest in said lands by a deed bearing date February 4, 1907 and recorded in said office on February 19, 1907 in Book "T.T.T" of deeds at page 607. It being understood and agreed that said grantee is to receive the rents and profits from said land for the year 1910, and assumes the burden of paying all taxes assessed against the said land during said year.

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 a.M. and singular the premises before mentioned unto the said F.F. Beattie, Trustee and his successors, heirs and assigns forever; with full power to rent, sell, convey, mortgage and otherwise dispose of said lands as he may desire. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said F.F. Beattie, Trustee and his successors, heirs and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this eighteenth day of April in the year of our Lord one thousand nine hundred and ten (1910) and in the one hundred and thirty-fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

C.F. Haynsworth,
Grace E. Minshall,

L.O. Patterson, (L.S.)

The State of South Carolina,
Greenville County.

Personally appeared before me Grace E. Minshall and made oath that she saw the within named L.O. Patterson sign, seal and as his act and deed deliver the within written deed and that she with C.F. Haynsworth witnessed the execution thereof.

Sworn to before me this nineteenth day of April A.D. 1910.

Grace E. Minshall

Clement F. Haynsworth, (L.S.)

Notary Public for South Carolina.

(NOT MARRIED)

Recorded April 19th, 1910.