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5M—5-56

TITLE OF REAL ESTATE—Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S. C.

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 23 11 21 AM 1957

OLLIE FARNSWORTH R.M.C.

SOUTH CAROLINA DOCUMENTARY DOLLAR — DOCUMENTARY 55 CENTS 55

Know All Men by These Presents:

That I, Garrett Ferguson, of Greenville County, in the State aforesaid, in consideration of the sum of Four Hundred ($400.00) - - - - - - - - - - - - - - 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 James W. Ferguson, and Lola Mae Ferguson, their heirs and assigns,

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, about four miles east of Greenville Court House, on top soil Road near the Congaree Road, and according to a plat and survey made by J. Mac Richardson, R.L.S., on March 21, 1957, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at China berry tree near said top soil Road, said point being in line of property owned by John Henry Walker, and running thence N. 64-47 E. 60 feet to and along said top soil Road, to point, iron pin, joint corner with property of Grantor; thence S. 25-13 E. 139 feet along line of property of Grantor to point, iron pin; thence S. 64-47 W. 95.8 feet along line of property of Grantor to point, iron pin, in line of the John Henry Walker property; thence along the line of the said last mentioned property, N. 10-46 W. 143.5 feet to the point of beginning; and containing One-fourth (1/4) of an acre, more or less, by said survey hereinabove mentioned.

The above described property is a part of an original tract of 18 acres of land conveyed to the Grantor herein by R. F. Watson by deed dated Oct. 19, 1940, recorded in Vol. 226 at page 71 in the R. M. C. office.

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 their 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 23rd day of March, in the year of our Lord One Thousand Nine Hundred and Fifty Seven.

Signed, Sealed and Delivered in the Presence of

Walter W. Davenport

John C. Henry

Garrett Ferguson (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Walter W. Davenport and made oath that he saw the within named grantor(s) Garrett Ferguson, sign, seal and as his act and deed deliver the within written deed, and that he, with John C. Henry, witnessed the execution thereof.

Sworn to before me this 23rd day of March, A. D., 1957.

John C. Henry (Seal)

Notary Public for South Carolina

Walter W. Davenport

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, John C. Henry, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Johnnie Lane Ferguson, wife of the within named Garrett 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 James W. Ferguson & Lola Mae Ferguson, their 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 23rd day of March, A. D., 1957.

John C. Henry (Seal)

Notary Public for South Carolina

Johnnie Lane Ferguson.

Cancelled documentary stamps attached: S. C. $____; U. S. $____

Recorded this 23rd day of March 1957, at 11:21 A.M., No. 7070

260-1-12.1

(Out Of 260-1-12)