



STATE OF SOUTH CAROLINA

GREENVILLE County

KNOW ALL MEN BY THESE PRESENTS, THAT I, Jachin Larry Tate

Mrs. Ollie Farnsworth

in consideration of the sum of One and 00/100-----(\$1.00)-----
and division of property in the State of South Carolina
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
Grace Martin Tate, her heirs and assigns, forever:

my undivided interest, right, title and ownership in and to that piece, parcel or lot of land on the South side of Geer Highway (U. S. 276) near Ebenezer Baptist Church, being a major portion of an unnumbered lot of a plat of survey of the property of S. P. and M. C. Tate, made by W. A. Hester, surveyor, July 25, 1939, having the following metes and bounds, courses and distances, to-wit:

BEGINNING on an iron pin on the S/S of Geer Highway and running S. 21-00 W., 312.2 feet to an iron pin; thence S. 66-00 E., 92.4 feet to point on line of other property of the grantee; thence following grantee's line, N. 20-30 E., 158.4 feet to an iron pin; thence continuing with grantee's line, S. 65-30 E., 105.6 feet to an iron pin; thence N. 21-00 E. 159.1 feet to an point on S/S of Geer Highway; thence following said highway, N. 66-00 W., 198 feet to the point of beginning, being subject to such right-of ways or easements as may have been previously given, being all of lot as shown on said plat with the exception of a previous conveyance made to grantee as shown in R. M. C. Office for Greenville County in Book 381, page 127.

The above described property is a portion of the same conveyed to S. P. Tate by deed of E. Inman, Master, December 10, 1935, recorded in the R. M. C. Office for Greenville County in Book 183, page 24. Sloan Posey Tate died November 28, 1953, leaving as his heirs, Grace Martin Tate and Jachin Larry Tate. This conveyance is a part of division of inheritance. It is further noted that this property in this particular conveyance was conveyed by S. P. Tate to M. C. Tate and reconveyed to S. P. Tate as recorded in Book 239, page 198.

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 her 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 19th day of December in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Maudean McPherson

Terry F. Guest

Jachin Larry Tate (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

Greenville County

Personally appeared before me Maudean McPherson

and made oath that s he saw the within named grantor(s)

Jachin Larry Tate

written deed, and that s he, with Terry F. Guest

sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 19th

day of December, A. D., 19 61

Terry F. Guest (Seal)
Notary Public for South Carolina

Maudean McPherson

State of South Carolina

Greenville County

RENUNCIATION OF DOWER

I, Terry F. Guest, a S. C.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret Griffin Tate

wife of the within named Jachin Larry Tate

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 Grace Martin Tate, her 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 19th

day of December, A. D., 19 61

Terry F. Guest (Seal)
Notary Public for South Carolina

Margaret Griffin Tate

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____

Recorded this 22nd. day of December 19 61, at 10:00 M., No. #15750

350-5051-1-2