

JAN 25 2 44 PM '71

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TITLE TO REAL ESTATE

OLLIE FARNSWORTH

R. M. C.

STATE OF SOUTH CAROLINA

GREENVILLE

COUNTY



S. C. 29671

Know All Men By These Presents:

That I, Leonard Ferguson

in the State aforesaid, DOLLARS,

in consideration of the sum of One Thousand Eight Hundred Thirty Seven and 50/100 (\$1837.50

Paid by: James B. Tankersley to the grantor(s) in hand paid at and before the sealing of these presents by the grantees(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 B. Tankersley, his heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, located in section known as Douthit's Cove, and containing 10.50 acres, more or less, according to plat of Dean C. Edens, Surveyor, dated December 28, 1970, reference to which is hereby made for a more complete and accurate description, and being thereon more fully described as follows, to-wit,

BEGINNING on stake in road, on water line right of way, which point is corner of property of F. O. Lawton; thence along road S88W 825 feet to stake in road on water line right of way; thence leaving road and running N35-30W 415 feet to an iron pin at white oak at corner of property of Leonard Ferguson and Mary Talley's Estate; thence along Talley Estate line N70E 886 feet to an iron pin at white oak; thence along line of F. O. Lawton S22E 660 feet to the point of BEGINNING, and being bounded on the north by property of Mary Talley's Estate, on the east by property of F. O. Lawton, on the south by road, and on the west by property of Leonard Ferguson.

This being a part of the property conveyed to me, Leonard Ferguson, by deed of Monroe Ferguson:

The Purchaser to pay 1971 taxes.

There is an existing road leading from the surface treated highway in a westerly direction to the above-described property and a right-of-way through that road is hereby granted to the Grantee, his heirs and assigns forever. (Said road is a public road and granting of a right-of-way may not be necessary, but is granted if needed.)

TOGETHER with all and singular the Rights, Members, Hereditments 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 6th day of January in the year of our Lord One Thousand Nine Hundred and Seventy-one

Signed, Sealed and Delivered in the Presence of

WBAK
Miriam W. Waldrop

Leonard Ferguson (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,

Pickens

County

Personally appeared before me Miriam W. Waldrop

and made oath that she saw the within named grantor(s) Leonard Ferguson

sign, seal and as his act and deed

deliver the within written deed, and that she, with W. G. Acker witnessed the execution thereof.

Sworn to before me this 6th

day of January, A. D., 19 71

WBAK (Seal) Notary Public for South Carolina

Miriam W. Waldrop

State of South Carolina,

Pickens

County

W. G. Acker

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Velma E. Ferguson wife of the within named Leonard 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 B. Tankersley, 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 6th

day of January, A. D., 19 71

WBAK (Seal) Notary Public for South Carolina

Velma Ferguson

Recorded this 25th day of January 19 71, at 2:44 P.M., No. #17142

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