

The State of South Carolina, }
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Sam W. Hunter,
of Greenville County,

in the State aforesaid,
in consideration of the sum of
Ten Dollars and other valuable considerations, DOLLARS,

to ME in hand paid at and before the sealing of these presents by
W. F. Hunter,

(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

W. F. Hunter;

An undivided one-half (1/2) interest in and to all that piece, parcel or lot of land in Gantt Township, State and County aforesaid on Staunton Bridge Road, about five miles from the City of Greenville, containing Seventy-one (71) acres, more or less, being tract No. 1 of the Mary E. Payne lands, having the following metes and bounds to-wit:

Beginning on the south side of Staunton Bridge Road, on corner of Henry and Hattie Payne Tract, running thence with the Staunton Bridge Road N. 64-23 E. 226 feet; thence continuing with said road N. 67-40 E. 281 feet to corner of Tract No. 2; thence S. 29-50 E. 1600 feet to a branch; thence following the meanderings of said branch as a line in a south westerly direction to Saluda River; thence with Saluda River in a westerly direction to a corner on Henry and Hattie Payne tract about 40 calls; thence N. 43 E. 721 feet, thence N. 22-30 E. 1068 feet; thence N. 1-30 E. 450 feet to the beginning corner.

Also all that other piece, parcel or tract of land in Gantt Township, County and State aforesaid, on Staunton Bridge Road about five miles from the City of Greenville adjoining Tract No. 1, containing Fifty and one-half (50 1/2) acres, more or less, exclusive of the cemetery, cemetery being reserved containing one half (1/2) acre, as shown in deed of James E. Payne, Executor of the will of Mary E. Payne, and being Tract No. 2 of the Mary E. Payne, lands and having the following metes and bounds to wit:-

Beginning in Staunton Bridge Road and running with the line of Tract No. 1 S. 29-50 E. 1600 feet, thence along C. C. Good's line N. 19-40 E. 745 feet; thence N. 55-05 E. 503 feet to a road; thence with the road N. 25-50 W. 625.7 feet to the corner of the cemetery lot; thence continuing with the road N. 1-25 W. 317 feet; thence N. 2-33 W. 190 feet; thence continuing with said road N. 6-10 E. 297 feet; thence continuing with said road N. 15-22 W. 333 feet; thence S. 43-45 W. 703 feet to oak stump near branch; thence along the branch 974 feet to Henry and Hattie Payne line; thence S. 38 E. 255 feet; thence S. 38-40 E. 798 feet to Staunton Bridge Road; thence following the Staunton Bridge Road S. 55-20 184.3 feet; thence following said road S. 74-15 W. 192.5 feet to the beginning corner.

Less however Thirty-two (32) acres, more or less conveyed by Sam. W. Hunter to Mrs. S. S. Hunter by deed recorded in R. M. C. Office Greenville County in Vol. 29, page 196.

As part of the consideration grantee herein agrees and promises to pay one-half of the balance of a certain note and mortgage executed by S. W. Hunter to First Carolina Joint Stock Land Bank, payments falling due twice yearly, until aforesaid note and mortgage is retired. Grantee also to pay one half of all taxes, insurance and assessments on above premises, as they now stand. Grantee not to share in nor be obligated by future building improvements except as can be established by additional written contracts as may be drawn between grantor and grantee herein at any future date.