

The State of South Carolina,)
; Title to Real Estate.
County of Greenville.)

Whereas, on or about the 30th day of September A.D. 1916, Alton E. Rodgers executed and delivered to his sister, Estelle Henderson (formerly Rodgers) and her husband, W.D. Henderson, a deed, and thereby conveyed, or attempted to convey, All of his undivided interest under the will of their grand father, John T. Dagnall, late of Laurens County, S.C., in all of that certain Seventy-four (74) acre tract of land situate in Oaklawn Township, in the County of Greenville and State aforesaid and in said Will more fully described; and whereas, on or about the same time, or later, Marie-Berry (formerly Rodgers), sister of said Alton E. Rodgers and Estelle Henderson, deeded all of her undivided interest and estate under the will of their said grand father, John T. Dagnall, in said 74 acre tract of land - to said Estelle Henderson and her husband, W.D. Henderson; and whereas, it was desired and intended by said deeds to convey to said Estelle Henderson and her husband, W.D. Henderson, an absolute, fee simple title to said 74 acre tract of land, including any possible future interest or estate under said will which said Alton E. Rodgers and Marie Berry (formerly Rodgers) might have or take under the will of their said grand father, John T. Dagnall; and whereas, the said Estelle Henderson and W.D. Henderson, for value received, sold and conveyed seventeen and one-half (17-1/2) acres of said 74 acre tract of land to W.R. Berry and Marie Berry by deed, dated ----- day of ----- A.D. 1918, and recorded in the R.M.C. Office for Greenville County in Vol. 35. at page 538 and therein more fully described; and whereas, the said W.R. Berry and Marie Berry, for full value received, have bargained and sold said seventeen and one-half (17-1/2) acres of land to B.F. Holcombe, and have agreed, covenanted and bound themselves to execute and deliver to said B.F. Holcombe a fee simple title thereto, freed from all possible interest or estate, which said Marie Berry, Estelle Henderson or Alton Rodgers have, or may have, or take under any contingencies which may hereafter arise under the terms and provisions of said will of John T. Dagnall, deceased:-

Now, therefore, in order to remove all doubt and uncertainty, and to assure to the said B.F. Holcombe a valid, fee simple title to the property hereafter described:

Know all men by these presents, That we, the said Estelle Henderson, W.D. Henderson, Alton E. Rodgers, Marie Berry and W.R. Berry of Greenville County, in the State aforesaid, in consideration of the foregoing premises, and in consideration of Ten dollars and other valuable considerations, to us in hand paid at and before the sealing of these presents by said B.F. Holcombe (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 B.F. Holcombe, his heirs and assigns: All of our, and each of our, divided and undivided interest, right, title and estate (present or future under the will of the said John T. Dagnall, deceased), of, in and to all that certain piece, parcel and tract of land situate, lying and being in Oaklawn Township, County of Greenville and State aforesaid, and having the following metes and bounds, courses and distances:

Beginning at a stone, J.P. Willis and W.R. Berry's corner and running thence N. 54 E. 1.24 to a stone; thence N. 28-30 E. 16.50 to a stone; thence N. 62 W. 7.66 to a stone, Cokers' corner thence S. 60 W. 17.00 to corner in Road; thence S. 41 E. 12.00 to the beginning corner, and bounded by lands of T.E. Coker and others, containing Seventeen and one-half (17-1/2) acres, more or less according to Survey and plat made by James P. Willis on June 25th, A.D. 1918; said plat being recorded, or drawn upon the back of deed, executed by said Estelle Henderson and W.D. Henderson -

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to said W.R. Berry and Marie Berry dated ----- day of ----- A.D. 1918, and recorded in the R.M.C. Office for Greenville County, in Vol. 35, at page 538. And being a part of the 74 acre tract of land hereinbefore referred to and described; and being the same tract of 17-1/2 acres of land conveyed by said Estelle Henderson and W.D. Henderson to said W.R. Berry and Marie Berry as above stated.

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 premises before mentioned unto the said B.F. Holcombe, his heirs and assigns, forever.

And we do hereby bind ourselves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said B.F. Holcombe, his heirs and assigns, against ourselves and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals, this 20th, day of December in the year of our Lord one thousand, nine hundred and nineteen, and in the one hundred and forty-fourth year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:
C.S. Dodd,
B.F.P. Kellett,
C.C. Coker
T.E. Adams.
Estelle Henderson, (L.S.)
W.D. Henderson, (L.S.)
W.R. Berry, (L.S.)
A.E. Rodgers, (L.S.)
Marie Berry, (L.S.)
Stamps \$2.50)

State of South Carolina,
Greenville County.

Personally appeared before me C.S. Dodd and made oath that he saw the within named Estelle Henderson, W.D. Henderson, and A.E. Rodgers sign, seal and as their own --- act and deed deliver the within written deed, and that he with B.F.P. Kellett witnessed the execution thereof.

Sworn to before me this 31,
day of December A.D. 1919. C.S. Dodd.

W.A. Hopkins (L.S.)
Notary Public for S.C.
NOTARIAL SEAL

State of South Carolina,)
Greenville County.) Renunciation of Dower.
I, W.A. Hopkins, Notary Public for S.C. do hereby certify unto all whom it may concern that Mrs. Marie Berry, the wife of the within named W.R. Berry did this day appear before me, and upon being privately and separately examined by me, did declare that she does, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named B.F. Holcombe, 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 31st,
day of December A.D. 1919. Marie Berry.
W.A. Hopkins (L.S.)
Notary Public for S.C.
NOTARIAL SEAL

For other Dowers to this deed, see deed book #37, at page 149+268.

Recorded January 9th, 1920.