

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That I, W.P. Anderson, of the City and County of Greenville

in the State aforesaid,
in consideration of the sum of ten DOLLARS,

and other valuable considerations
to me in hand paid
at and before the sealing of these presents by M.B. Prevost

(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 M.B. Prevost, and his heirs and assigns all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, two or three miles south-east of Greenville, having the following metes and bounds according to a plat made by R.E. Dalton, dated December 1920, showing a tract of 3.5 acres belonging to W.P. Anderson (said plat being hereinafter referred to as the "Anderson Plat"), to-wit: Beginning at an iron pin on the west bank of Reedy River, on the South-east corner of a 38.02 acre tract of land conveyed to the said M.B. Prevost by Realty Corporation by deed dated August 2, 1921, and recorded in the office of the Register of Meese Conveyances for said County and State in Deed Book 80, at page 16, and running thence along line of said 38.02 acre tract S. 64° 05' W., according to said "Anderson Plat" (this course being given as "S. 64° 49' W" on the Traxler Park Plat, recorded in said office in Plat Book "E", at page 272) about seventeen hundred and seventy five (1775) feet, more or less, to an iron pin in the center of the road known as "Club Drive" on the Traxler Park Plat (said road being shown as "proposed road" on the "Anderson Plat"); thence along the center of said Club Drive S. 23° E. about five hundred and twenty five (525) feet, more or less, to the original boundary line between lands of D. Townsend Smith and land now belonging to Pink James; thence along the Pink James line N. 64° 50' E. about one hundred and seventy or one hundred and seventy-five feet, more or less, to an iron pin; thence still along the Pink James line N. 65° 35' E. eighteen hundred and sixty-five (1865) feet to a stake on the west bank of Reedy River; thence up said river following the meanders thereof to the beginning corner by the following courses approximately "N. 35° W. one hundred and eighty-eight (188) feet to a bend in the river; thence N. 60° W. two hundred (200) feet to a bend; thence N. 45° W. two hundred (200) feet to a bend; thence N. 45° W. 61 feet to the beginning corner". This is a portion of a 40.1 acre tract of land conveyed to me, the said W.P. Anderson, by Davis Furman by deed bearing date January 29, 1921, and recorded in said office on January 31, 1921, in Deed Book 70, at page 405. The tract hereby conveyed is supposed to contain about twenty-four (24) acres; but the exact amount is not known, and no specific number of acres is guaranteed. It is understood that the "proposed Road" shown on said "Anderson Plat" (being a continuation of the "Club Drive" shown on the "Traxler Park" plat) has never been cleared, graded, used as a road or dedicated to public use; and it is agreed that neither of the parties hereto shall be obliged to open it or to permit its use as a road. The center line thereof has been adopted as the western boundary of the land hereby conveyed as a mere matter of convenience. And I hereby grant and release unto the said M.B. Prevost and his heirs and assigns the right to connect with said "Club Drive" or any extension thereof any and all roads, which he may see fit to lay out across the land hereby granted, and for that purpose to use any portion of the land still belonging to me (between the tract hereby conveyed and the Augusta Road) which lies within the limits of said "proposed road" as shown on said "Anderson Plat".

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 said M. B. Prevost and his heirs and assigns, forever.

AND myself and my do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said M. B. Prevost and his heirs and assigns, against myself heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 17th day of September in the year of our Lord one thousand nine hundred and twenty one and in the one hundred forty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Thos. L. Lewis (L. S.)
W. D. Parrish (L. S.)
W. P. Anderson (L. S.)

Revenue Stamps Cancelled
Dollars 2 Cents 50

STATE OF SOUTH CAROLINA,
County of Greenville. }
PERSONALLY appeared before me Thos. L. Lewis and made oath that he saw the within named W. P. Anderson sign, seal, and as his act and deed, deliver the within written Deed; and that he, with W. D. Parrish witnessed the execution thereof.
SWORN to before me, this 17th day of September, A. D. 1921.
Thos. L. Lewis (L. S.)
W. D. Parrish Notary Public for S. C.

STATE OF SOUTH CAROLINA, } RENEUNCIATION OF DOWER.
County of Greenville. }
I, W. D. Parrish, a Notary Public for S. C., do hereby certify unto all whom it may concern, that Mrs. Mary C. Anderson wife of the within named W. P. Anderson 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 the within named M. B. Prevost and 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 17th day of September, A. D. 1921.
W. D. Parrish (L. S.)
Mary C. Anderson
Notary Public for S. C.
Recorded September 27th 1921

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