

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, M. L. Franklow, in the State aforesaid, in consideration of ~~the sum of \$1000.00~~ a mutual division of a tract of land owned by the ~~grantor~~ grantor and the grantee from which this tract comes. to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(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 W. G. Nicholson, his heirs and assigns forever

All that piece, parcel, or lot of land situate, lying and being in Cleveland Township, Greenville County, State of South Carolina and having according to survey by Terry T. Dill, 1954, Rec. C.E. & L.S., SC # 104, the plat of same being recorded in Flat Book FF, at page 181, the following metes and bounds, to-wit:

Beginning at the corner of Hart Valley Ranch land and land now or formerly owned by Tankersley said corner being designated by a Steel axle and running thence N. 43-30 E. 1082 feet along the Tankersley line to an iron pipe NM; thence N. 37-30 E. 1410 feet along Tankersley's line to a stone; thence N. 12-30 E. 891 feet to a stone, Drake corner; thence N. 86-55 W. 565 feet to a stone; thence N. 19-20 W. 425 feet across Oil Camp Creek to an iron pipe; thence S. 22-10 W. 577 feet, somewhat in line with an old County road to an iron pin on a branch; thence N. 33-00 W. 1726 feet along the line of land now or formerly owned by Razor to a white oak; thence S. 73-30 W. 122 feet to an iron pipe; thence S. 16-30 E. 1280 feet along the line of property now or formerly owned by M. L. Franklow to an iron pin; thence S. 18-00 E. 1055 feet continuing along the Franklow line to an iron pin on the North Bank of Oil Camp Creek; thence S. 60-40 W. 405 feet to a stone on or near said Creek; thence S. 5-00 E. 2040 feet across said creek and along the line of Hart Valley Ranch to the beginning corner. Containing 95.6 acres, more or less.

This conveyance being made according to the aforementioned plat, reference to which is hereby made. This being a division of the property heretofore owned jointly by the grantee and the grantor.

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 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 3rd day of May in the year of our Lord One Thousand Nine Hundred and Fifty four

Signed, Sealed and Delivered in the Presence of

Margaret E. Marchbanks
Margaret E. Marchbanks
Leo H. Hill
Leo H. Hill

M. L. Franklow (Seal)
M. L. Franklow (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, }
Greenville County

Personally appeared before me Margaret E. Marchbanks

and made oath that she saw the within named grantor(s) M. L. Franklow sign, seal and as his act and deed deliver the within written deed, and that she, with Leo H. Hill witnessed the execution thereof.

Sworn to before me this 3rd day of May, A. D. 1954
Leo Howard Hill (Seal)
Leo Howard Hill Notary Public for South Carolina

Margaret E. Marchbanks
Margaret E. Marchbanks

State of South Carolina, }
Greenville County

RENUNCIATION OF DOWER

I, Leo Howard Hill

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Gene Franklow wife of the within named M. L. Franklow 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 W. G. Nicholson, 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 3rd day of May, A. D. 1954
Leo Howard Hill (Seal)
Leo Howard Hill Notary Public for South Carolina

Mrs. Gene G. Franklow
Mrs. Gene Franklow

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____ 11:15 A.M.
Recorded this 4th day of May 1954 at _____ M., No. #9898