

BOOK 688 PAGE 286

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

DEC 12 3 18 PM 1961

Known All Men by These Presents:

That I, W. Roscoe Jones

in consideration of the sum of One Thousand Five Hundred (\$1500.00) \* \* \* \* \* DOLLARS, in the State aforesaid,

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 Genevia B. Jones, J. D. Byars, Edoria B. Jones and Wade Byars, Jr.,

All that certain piece, parcel or lot of land situate, about 5 miles Southeast of the City of Greenville in County and State aforesaid in Butler Township on the South side of Scuffletown Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Scuffletown Road at the corner of Tract No. 1, thence along said road, S. 87 1/2 E. 10.75 to a cedar; thence S. 74 1/2 E. 2.20 to a red oak; thence S. 12 W. 3.56 to a stone; thence S. 16 W. 7.20 to a Spanish Oak; thence S. 19 1/2 W. 2.82 to a red oak; thence S. 32 3/4 W. 3.92 to a stone; thence S. 10 3/4 W. 7.35 to an iron pin; thence N. 52 1/2 W. 13.68 to an iron pin on a settlement road; thence N. 16 E. 16.60 along and with said road to an iron pin on Scuffletown Road, the beginning corner, containing 24 90/100 acres, more or less. LESS HOWEVER, A conveyance of 1.05 acres made by W. M. Byars, Sr. to J.D. Byars on November 18, 1937 and recorded in deed book 200 at page 409, R.M. C. Office for Greenville County. And LESS 0.57 acres, conveyed by W. M. Byars, Sr. to Wade Byars, Jr. on April 15, 1947 and recorded in the R. M. C. Office for Greenville County in Deed book 310 at page 266, and LESS 0.49 acres conveyed by Juanita Byars, Genevia Jones, J. D. Byars, Edora B. Jones and Ralph Joseph Brown, Jr. to Wade M. Byars, Jr. September 9, 1957 and recorded in the R. M. C. Office for Greenville County in deed book 584 at page 91. This is the same property conveyed to the grantor herein by Ralph J. Brown by deed dated the 29th day of December, 1960 and recorded in the R. M. C. Office for Greenville County in deed book 665 at page 321.

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 their 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 12th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of [Signatures and Seals]

State of South Carolina, Greenville County. Personally appeared before me [Notary Signature] and made oath that she saw the within named grantor(s) W. Roscoe Jones sign, seal and as his act and deed deliver the within written deed, and that she, with Harold B. McKinney witnessed the execution thereof. Sworn to before me this 12 day of March, A. D. 1961. [Notary Signature]

State of South Carolina, Greenville County. I, D. H. Irvin, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Geneva Byars Jones wife of the within named W. Roscoe Jones 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 B. Jones and Wade Byars, Jr., their 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 12 day of March, A. D. 1961. [Notary Signature]

Recorded this 12th day of December 1961 at 3:18 P.M., No. #14810

190-5451-1-22