

TITLE TO REAL ESTATE

FILED OFFICE-RECORDED CL-RECORDS

STATE OF SOUTH CAROLINA)
) QUITCLAIM DEED.
 COUNTY OF GREENVILLE)

Whereas, Julia A. Garrison, Janie H. Martin, T. D. Bennett, Walter B. Bennett and E. W. Bennett executed a certain Power of Attorney, which is duly recorded in R.M.C. Office for Greenville County in Book of Deeds #164 at page 161, pursuant to which the persons therein designated executed certain deeds to Julia A. Garrison and to E. W. Bennett, who thereafter conveyed to J. R. Davis the lands hereinafter described by their respective deeds, recorded in Books of Deeds "180" at pages 190 and 191 respectively; and

Whereas, a question has arisen as to the validity of the Power of Attorney, because of the fact that E. W. Bennett did not actually sign and execute the same, and as to the validity of the deeds, because of the fact that said "attorneys-in-fact" did not execute the deeds above referred to in the name of the principals; and did not execute said deeds in such from as to convey their individual interests; and

Whereas, the said deeds were executed by the attorneys-in-fact, in partition of the lands owned by the eight children of T. B. Bennett, deceased, all of the other deeds being duly recorded in R.M.C. office for Greenville County:

NOW THEREFORE, we, C. H. Bennett, T.C. Bennett, J. T. Bennett, and Walter B. Bennett, T. D. Bennett, Julia A. Garrison, Janie H. Martin, E. W. Bennett, by C. H. Bennett, T. C. Bennett, and J. T. Bennett, attorneys-in-fact, and E. W. Bennett, individually, in the County and State aforesaid, in consideration of One Dollar (\$1.00) and premises, to us paid by J. R. Davis, in the County and State aforesaid, 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 J. R. Davis, and his heirs and assigns, forever,

All those two certain pieces, parcels or tracts of land in Oaklawn Township, Greenville County, State of South Carolina, and described as follows:

Tract No. 1: All that certain parcel or tract of land situate in Oaklawn Township, State and County aforesaid, containing 30 acres, more or less, adjoining lands of T. D. Bennett, W. D. Bennett, and others, and being a part of lands of the late T. B. Bennett, described by metes and bounds in deed of Julia A. Garrison to J. R. Davis, recorded in Book of Deeds "180" at Page 191. See Deed of T. D. Bennett to W. B. Bennett et al., dated January 5, 1932, and recorded in R.M.C. Office for Greenville County in Vol. 160 at Page 60; also power of attorney dated January 5, 1932, recorded in Vol. 164 at Page 161; also a part of the lands of the Mrs. T. B. Bennett Estate, and was allotted to the said Julia A. Garrison, and the same conveyed to her by C. H. Bennett, T. C. Bennett and J. T. Bennett, attorneys-in-fact, by deed dated January 11, 1934, recorded in Book of Deeds "178" at Page 413.

TRACT No. 2: All that certain parcel or tract of land situate in Oaklawn Township, State and County aforesaid, containing 25 acres, more or less, adjoining lands of T. C. Bennett, C. H. Bennett, and others, and being a part of lands of T. B. Bennett, deceased, estate, being the same tract of land conveyed to J. R. Davis by E. W. Bennett by deed recorded in Book of Deeds "180" at Page 190. See Deed of T. D. Bennett to W. B. Bennett, et. al., dated of January 5, 1932, recorded in Vol. 160, page 60; also power of attorney dated January 5, 1932, recorded in Deed Book 164 at page 161. This tract of land being allotted to E. W. Bennett and conveyed to him by C.H. Bennett, J. T. Bennett and T. C. Bennett, attorneys-in-fact, by deed dated January 11, 1934, recorded in Vol. 178 at Page 414.

E. W. Bennett joins in the execution of this deed individually to remove any doubt as to the validity of the Power of Attorney and to signify his ratification of said deeds. C. H. Bennett, T. C. Bennett and J. T. Bennett join in the execution of this deed individually in order to remove any cloud from the title and to ratify and make effective the deeds hereinabove referred to.

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 J. R. Davis, and 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 J. R. Davis, and his heirs and assigns, forever, against ourselves and our heirs and every other person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hands and Se als, this the 21st, day of December, in the year of our Lord, One Thousand, Nine Hundred and Thirty-eight, and in the One Hundred and Sixty-third year of the Independence of the United States of America.

Signed, sealed, and delivered in the presence of:

B. S. Neely
 J. L. Love

As to C. H. Bennett, T. C. Bennett and J. T. Bennett, Individually, and as Attorneys-in-fact.

C. H. Bennett	(L.S.)
T. C. Bennett	(L.S.)
J. T. Bennett	(L.S.)
Individually .	
Walter B. Bennett ✓	(L.S.)
T. D. Bennett ✓	(L.S.)
Julia A. Garrison ✓	(L.S.)
Janie H. Martin ✓	(L.S.)
E. W. Bennett ✓	(L.S.)