

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we, Belle P. Smith, Floride S. McBee, Mary Noble Smith, Augustus W. Smith, Jr., and L. Perrin Smith, in consideration of the sum of Forty Thousand, Five Hundred Seven and 93/100 (\$40,507.93) Dollars, to us in hand paid at and before the sealing of these presents by Befamp, Inc. (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 Befamp, Inc., its successors and assigns:-

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, about five (5) miles South of Greenville Court House, on the East side of the Augusta Road, and having the following courses and distances according to survey made September 27th, 1921, by G. A. Schulze, Engineer, and recorded in Book "F", page 15, R. M. C. Office for Greenville County, (except that the metes and bearings of the tract hereinafter described along Augusta Road and the first lines leading therefrom on both the North and South sides are slightly different on account of the changing of the location of Augusta Road, and the straightening of the line between this tract and the property of W. P. Chiles on the South line leading off of Augusta Road), beginning at the intersection of Augusta Road and a plantation Road, corner of land now or formerly of W. P. Chiles; and running thence N. 68-18 E. 1609.8 feet to an iron pin; thence S. 12-00 E. 874.2 feet to a stake; thence N. 59-00 E. 1900 feet to a stake on bank of Reedy River; thence in a Northerly direction with the meanderings of Reedy River to a stake on the bank of said River, corner of property now or formerly of O. D. Creswell; thence with the line of the property now or formerly owned by O. D. Creswell, S. 63-10 W. 3887.4 feet to a stake in the center of Augusta Road as now located; thence S. 56-08 E. 234.7 feet with the center of Augusta Road to a point, where the North line of Road leading off of Augusta Road into this property intersects with the center of Augusta Road; thence S. 56-48 E. 177.7 feet to stake in said Augusta Road; thence S. 53-16 E. 109 feet to a point in center of said Road; thence S. 46-26 E. 100 feet to a point in center of said Road; thence S. 39-24 E. 100 feet to a point in center of said Road; thence S. 32-27 E. 100 feet to a point in center of said Road; thence S. 25-22 E. 100 feet to a point in center of said Road; thence S. 18-21 E. 100 feet to a point in center of said Road; thence S. 11-22 E. 100 feet to a point in center of said Road; thence S. 5-26 E. 145 feet to the beginning corner; said tract or parcel of land being made up of several parcels of land, more particularly described in deed of Anne M. Moore to Aug. W. Smith, dated March 23rd, 1928, and recorded in Volume 142, page 308, R. M. C. Office for Greenville County; also in deed of W. P. Chiles to Aug. W. Smith, dated April 13th, 1925, and recorded in Volume 77, page 268, R. M. C. Office for Greenville County; also deed of W. P. Chiles to Aug. W. Smith dated October 1st, 1921 and recorded in deed book 78 page 50, R. M. C. Office for Greenville County; also deed of Robert Sullivan to Aug. W. Smith, dated October 1st, 1921, and recorded in deed book 62, page 294, R. M. C. Office for Greenville County; also deed of W. P. Chiles and H. W. Chiles to Aug. W. Smith, dated October 1st, 1921, and recorded in deed book 62, page 322, R. M. C. Office for Greenville County;

Also, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and in the City of Greenville, on the West side of Broadus Avenue, being a part of what is known as lot No. 7, in Block 1, of Boyce Addition, plat of which is recorded in the office of the Register of Mesne Conveyance for Greenville County, in Deed Book "ZZ", page 934, and having the following metes and bounds, to-wit:

Beginning at an iron pin, corner of lot No. 6, owned by William Goldsmith, on the West side of Broadus Avenue; and running thence S. 76 W. 217 feet to an iron pin in line of land of Christ Episcopal Church; thence with line of land belonging to the Church S. 19-15 E. 95 feet to an iron pin; thence N. 83-40 E. with line now or formerly of J. Adger Smyth, Jr., 36 feet 6 inches to an iron pin; thence continuing with line of J. Adger Smyth, Jr. N. 76 E. 175 feet to an iron pin on Broadus Avenue; thence with Broadus Avenue N. 15-15 W. 100 feet to the beginning corner;

Also, all that right, title and interest in and to that certain easement and right of way executed by J. Adger Smyth, Jr. on August 15th, 1916, and recorded in Volume 33, page 25, R. M. C. Office for Greenville County;

Being the same property conveyed to Aug. W. Smith by T. C. Gower and R. E. Houston by deed dated May 25th, 1918, and recorded in Vol. 35, page 361, R. M. C. Office for Greenville County.

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 Befamp, Inc., its successors and assigns forever.

And we do hereby bind ourselves, our Heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Befamp, Inc., its successors and assigns, against us and our heirs and against every person whomsoever lawfully claiming or