

State of South Carolina

Greenville COUNTY

For True Consideration See Affidavit

Book 25 Page 213

Know All Men by These Presents:



That I, W. Dennis Smith,

in consideration of the sum of Ten (\$10.00) and other valuable considerations, in the State aforesaid, DOLLARS,

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 grantee(s) H.P. Baumgardner, as Trustee for W. Don Owens, Charles Vaughn, D.A. King, Jr. and H.P. Baumgardner; his Successors and Assigns forever:

All that certain parcel or tract of land containing 20 acres, more or less, situated on the west side of State Highway S 23-140 and the south side of State Highway S-92 (Groce Meadow Road), about two miles eastward from Sandy Flat, Oneal Township, Greenville County, State of South Carolina, having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of said Highway S-92, and on the line of lands belonging to Barbare, formerly Davis Bull Estate, and running thence with said highway, S. 70-40 E. 344.4 feet to a nail and cap; thence S. 66-20 E. 197 feet to a nail and cap; thence S. 63-00 E. 39 feet to an iron pin; thence S. 26-21 W. 212.7 feet to an iron pin; thence S. 63-15 E. 282.8 feet to a point in State Highway S 23-140; thence along said highway as follows: S. 33-25 W. 252.1 feet, S. 33-50 W. 210.3 feet, S. 42-40 W. 92 feet, S. 59-37 W. 106 feet and S. 66-00 W. 101.1 feet, S. 55-30 W. 107 feet, S. 42-35 W. 106 feet and S. 32-13 W. 268.7 feet to an iron pin, corner of Arrowood property; thence along the Arrowood line, N. 68-30 W. 287 feet to an iron pin; thence N. 15-34 E. 1422 feet to the beginning corner

This is the same property conveyed to the grantor herein by J.T. Collins by deed recorded in Deed Book 642, page 417, R.M.C. Office for Greenville County, LESS, 2 lots sold therefrom.

The said H.P. Baumgardner, as Trustee, shall have full power and authority to sell and convey the above described property as a whole or in lots in his discretion and the purchasers shall not be required to account to the beneficiaries under the trust after payment to the said trustee.

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 Successors Heirs and Assigns forever.

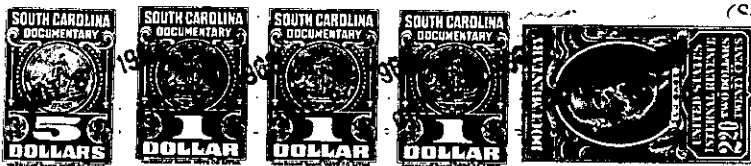
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 8th day of October in the year of our Lord One Thousand Nine Hundred and Sixty - three.

Signed, Sealed and Delivered in the Presence of

W. Dennis Smith (Seal)

Doris A. Carpenter (Seal)
Ansel M. Hawkins (Seal)



State of South Carolina

Greenville COUNTY

Personally appeared before me Doris A. Carpenter

and made oath that She saw the within named grantor(s) W. Dennis Smith

deliver the within written deed, and that she, with Ansel M. Hawkins sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 8th day of October, A. D., 1963

Ansel M. Hawkins (Seal)
Notary Public for South Carolina

Doris A. Carpenter

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, Doris A. Carpenter, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Beulah Mae B. Smith wife of the within named W. Dennis Smith 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 H.P. Baumgardner, as Trustee for W. Don Owens, Charles Vaughn, D.A. King, Jr. & H.P. Baumgardner, his Successors 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 8th day of October, A. D., 1963

Doris A. Carpenter (Seal)
Notary Public for South Carolina

Beulah Mae B. Smith

Vertical text on the right margin: You appointment Successor Trustee for Judgment Bell... on 9/19/64, recorded 10/21/64...