

NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of Thirty Thousand and No/100----- (\$30,000.00) --- Dollars, to me paid by the said Bruce H. Caldwell

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 Bruce H. Caldwell:

ALL that piece, parcel and strip of land lying situate and being in Bates Township, State and County of Greenville, S. C., known as a part of A. J. Bates Estates, adjoining lands of Newby, Bates, et al:

BEGINNING on stake in center of the Old Road and thence running along said road S. 34 E. 2.44 chs. to bend; thence S. 39 E. 5.28 to bend; thence S. 52-1/2 E. 2.57 to bend; thence S. 62 E. 4.00 to bend; thence S. 67 E. 8.67 to stake on right-of-way of Geer Highway; thence with said Highway 21.50 chs. to stake on said Geer Highway; thence S. 65-1/2 W. 1.47 to the beginning corner and contains 2.38/100 acres more or less. LESS HOWEVER, any portion sold therefrom during life of C. C. Caldwell (Carthy C. Caldwell). This property is shown as Lot 22, Block 2, Sheet 513.2 of the Greenville County Tax Maps.

The property was sold subject to any past due or accruing property taxes.

This is the same property conveyed to C. C. Caldwell in Deed Book 224 at Page 32, RMC Office for Greenville County, on June 21, 1940, recorded July 19, 1940. The said C.C. Caldwell died intestate on May 28, 1979 as will appear of record in the administration of his estate in Apartment 1563, File 24, Office of the Probate Court for Greenville County. The widow, Cora Caldwell, died testate on October 29, 1980 as will appear of record in the administration of her estate in Apartment 1628, File 28. The parties to the subject action as identified above are the heirs at law and devisees of the said decedents.

There has been a more recent survey and plat for the subjct property identified above which was prepared December 21, 1981 by T. Craig Keith, RLS, reflecting that this property contains a net acreage of 1.42 acres, more or less, and is entitled Property of Bruce Herbert Caldwell. The said plat is recorded in Plat Book 8-X, Page 21.

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