TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, B. J. Edwards, of Greenville County

in the State aforesaid

in consideration of the sum of Seven Hundred and no/100 ($700.00) Dollars,

to me paid by B. P. Tanner.

in the 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 B. P. Tanner and his heirs and assigns.

all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina.

containing 24.63 acres, more or less, and having the following metes and bounds according to survey made by J. Earle Freeman, Surveyor, January 14, 1938.

Beginning at a black oak, corner of other lands owned by Perry Tanner, and running thence along the line of said property, N. 80¼ W. 11.36 (49.76) chains to an iron pin on Rutherford Road; thence along the west side of Rutherford Road N. 13¼ E. 8.32 chains to a stone; thence continuing with said road N. 37¼ E. 8.24 chains to an iron pin; thence continuing N. 26 3/4 E. 9.59 chains to an iron pin; thence continuing N. 22¼ W. 8.64 chains to bridge across Mountain Creek; thence down the meanders of Mountain Creek as a line to corner of lands of Perry Tanner; thence S. 28½ W. 10.00 chains to stone; thence S. 24½ W. 2.83 chains to iron pin; thence S. 5½ W. 1.50 chains to stone; thence S. ¼ E. 8.80 chains to an iron pin; thence S. 4¼ W. 9.73 chains to black oak; the point of beginning; this land being a portion of the 138 acre tract of land conveyed to B. J. Edwards by W. S. Edwards and others.

The above described land is the same conveyed to me by on the day of 19, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 199 Page 471

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 B. P. Tanner, and his heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said B. P. Tanner, and his heirs and assigns, against myself and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 28th day of February in the year of our Lord one thousand nine hundred and thirty eight ~~XXXX