

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That We, Margie Sexton Walker and S. W. Walker,

in the State aforesaid

in consideration of the sum of Two Hundred (\$200.00)

DOLLARS,

to us paid by Lennie Mae Clayton

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 Lennie Mae Clayton

all that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina.

and having, according to survey of W. P. Morrow made on September 6, 1939, the following metes and bounds, to-wit:

Beginning at an iron pin and stone, corner of property of W. W. Burgiss and running thence along the line of said property S. 51 E. 3.67 chains to a stake in the line of said property; thence N. 16 E. 6.42 chains to a stake on the old line of property of the estate of J. V. Smith; thence along the line of said property N. 87 1/2 W. 4.20 chains to a stone, corner of property of W. W. Burgiss; thence along the line of said property S. 6 1/2 W. 4 chains to an iron pin, the beginning corner, containing 1.9 acres, more or less.

The grantors hereby convey to the grantee, her heirs and assigns, an easement and right of way for ingress to and egress from the above described property; said easement and right-of-way to be 12 feet wide and extending along parallel lines along the southwestern boundary line of property of the grantors, continuing along the first line of the property hereinabove described to the road leading from U. S. Highway No. 29 to the orchard of J. V. Smith estate.

The above described property is a part of the property conveyed to O. B. Sexton by G. W. Taylor by deed dated October 24, 1898, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book FFF, page 150, and by I. P. Few by deed dated August 18, 1905, recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 000, page 767. Said property was willed to Margie Sexton (now Margie Sexton Walker) by the said O. B. Sexton as is shown by will on file in the office of the Probate Judge for Greenville County in Apartment 200, File 17. The said Margie Sexton Walker conveyed said property to S. W. Walker, reserving a life estate, by deed dated August 31, 1936, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 170, page 162.