

TITLE TO REAL ESTATE

Key-Printing Co., Greenville, S.C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Nannie W. Benson, Mamie L. Trammell, Ella Rose Trammell, Grace A. Talley, Nannie Frankie Rice, L. T. Chapman and Nancy Huff Fleming, in the State aforesaid, in consideration of the sum of \$10.00 and other valuable considerations to us paid by D. B. Tripp, 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 D. B. Tripp, all of our right, title and interest in and to All that piece, parcel or tract of land in Bates Township, Greenville County, State of South Carolina, on the West side of Buncombe Road, Beginning at a stone on said road on branch of Enoree River; thence with said Road N. 16 E. 2.76 to stone; thence with said Road N. 36 E. 3.32 to R. O.; thence with said Road 19 E. 1.40 to stone; thence N. 11 1/2 W. 1.40 to apple tree; thence with Road N. 23 W. 9 to bend; thence with said Road N. 26 1/2 W. 6.50 to stake; thence with said Road N. 13-2/3 E. 10; thence with said Road N. 9 to bend; thence with said Road N. 28 W. 3.70 to R. O. corner of J. E. McKinney's land; thence with McKinney's line S. 32 1/2 W. 19.35 to stone; thence with McKinney's line N. 33 1/4 W. 21.12 to P. O. stump; thence with McKinney's line N. 85 1/2 W. 22 to stone; thence with Harry Pool's line S. 35 E. 19.01; thence with said line S. 73 W. 5.50 to stake; thence S. 69 1/2 W. 1.10 to stake; thence S. 74 W. 20.50 to stone; thence N. 88 W. 1.11 to stone; thence S. 12 1/2 - 3/4 W. 18.80 with F. P. Newby's line to stone; thence N. 81 1/2 E. 8.80 to stone; thence with Jerry Hawkins' line 3.24 to stone; thence with Road S. 38-3/4 E. 11.81 to stake; thence N. 41-3/4 E. 12.87 to poplar; thence S. 88 1/2 E. 20.50 to W. O.; thence S. 20 E. 45.3 to R. O.; thence S. 86 E. 8.60 to apple tree; thence S. 51 E. 0.95; thence S. 89 E. 4.85 to beginning corner, containing 198 acres, more or less.

The above is the same property conveyed to George F. Benson by Jefferson D. McKinney on Dec. 23, 1901, rec. HHH, page 338, less, however, 4.10 acres conveyed therefrom by Nannie W. Benson, et al to J. D. McCauley Feb. _____, 1930, by deed recorded in Vol. 268, page 342, which is expressly excepted from the boundary covered by the above description.

ALSO, all of our right, title and interest in and to the tract adjoining above land conveyed to Nannie W. Benson and her daughters by J. D. McCauley, by deed dated Feb. _____, 1930, recorded in R. M. C. Office for Greenville County in Deed Book 267, page 363, which was acquired in exchange for the 4.10 acres conveyed to J. D. McCauley, which exchange of lands was made necessary by reason of the relocation of the Buncombe Road; the said 4.10 acres so acquired from J. D. McCauley, and being conveyed hereby, is described as follows:

Beginning at an iron pin in the center of old location of Buncombe Road and joint corner of property of J. D. McCauley and Nannie W. Benson, et al; thence along center line of said Road N. 22-35 W. 129.6 feet to an angle; thence N. 25-10 W. 300 feet to an angle; thence N. 30 W. 100 feet to an angle; thence N. 6-45 E. 130 feet to an iron pin in center of said Road; thence with line of J. D. McCauley N. 68-40 E. 303.5 feet to an iron pin on West right-of-way line of new location of Buncombe Road, (the same being 25 feet from the center line of paving); thence along West right-of-way line of said Road S. 9-30 E. 716.5 feet to a stake; thence along line of other property of Nannie W. Benson, et al, S. 87-0 W. 189 feet to the beginning corner, and contains 4.10 acres, be the same more or less.

ALSO:

All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, and having the following metes and bounds, to-wit: Beginning at an iron pin at an apple tree, corner of J. F. McKinney and Mrs. Nannie W. Benson, on bank of road leading from Mrs. Nannie W. Benson's residence to the new paved Greenville & Hendersonville highway, then parallel with said road to the said paved Greenville & Hendersonville Highway; thence with said paved highway in a northerly direction of J. D. McCauley's line; thence with line of J. F. McKinney and J. D. McCauley to an iron pin in old road; line of Mrs. Nannie W. Benson; thence with the old road, line of Mrs. Nannie W. Benson and J. F. McKinney to the beginning corner, iron pin at the apple tree, containing approximately one (1) acre, more or less, adjoining lands of J. F. McKinney, J. D. McCauley, Mrs. Nannie W. Benson, and the Greenville & Hendersonville paved highway.

The entire interest in the above one-acre herein conveyed is owned by Mrs. Nannie W. Benson, and is the same conveyed to her by J. F. McKinney, by deed dated 8/29/27, recorded in Vol. 130, page 141, R.M.C. Office for Greenville County.

The grantors herein, except L. T. Chapman and Nancy Huff Fleming, are the wife and four surviving children of George W. Benson, deceased; and are the mother and sisters of Martha Jane Chapman, deceased, from whom they inherited their interest in the tract first above described. Their interest in the second tract above described was acquired by deed from J. D. McCauley, they having inherited, however, a portion of their interest therein from said deceased sister, who died intestate leaving a husband but no children. L. T. Chapman inherited his interest in said two tracts from his said deceased wife, Martha Jane Chapman. The grantor, Nancy Huff Fleming, acquired her interest in said two tracts by inheritance from her mother, Bessie M. Huff, who died intestate in 1931, and from her father, Wm. A. Huff who died intestate in 1944.

It is the intention of each and all of the grantors herein to convey any and all interest which they have in or to the foregoing described real estate.