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THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE & LAURENS
GREENVILLE CO. S. C.

GRANTEE'S ADDRESS:

Rt. 2
Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS That HAROLD L. COOPER, VERNON R. COOPER,
BLANCHE C. ABBOTT, AND LOUISE C. BELL

in the State aforesaid, in consideration of the sum of
One & 00/100 (\$1.00) Dollar and division of estate ----- Dollars

to us in hand paid at and before the sealing of these presents
by RENZIE L. COOPER, JR.

(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
RENZIE L. COOPER, JR., his heirs and assigns forever:

All our right, title and interest, of, in and to:

~~all that piece, parcel or lot of land in~~ Township
~~County, State of South Carolina~~

ALL those certain pieces, parcels or tracts of land, situate, lying and being in the
State of South Carolina, Counties of Greenville and Laurens, and being shown on a
plat entitled "Property of Fannie C. Cooper Est.", prepared by C. O. Riddle, R.L.S.,
in January 1976, revised in February 1976, said plat is recorded in the R.M.C. Office
for Greenville County in Plat Book 5-X, Page 40, and in the Office of the Clerk of
Court for Laurens County in Plat Book 35, Page 65, and which property consists of
Tract No. 4 containing 12.00 acres and Tract No. 4A containing 23.0 acres, said
tracts being more particularly described, according to said plat, as follows:

TRACT NO. 4 (12.00 acres): BEGINNING at an iron pin at the intersection of Bethany
Road and Jones Mill Road, and running thence along Bethany Road, S. 21-13 E., 157.9
feet to an iron pin; thence S. 19-34 E., 280.2 feet to an iron pin; thence S. 17-52
E., 121 feet to a point; thence turning and running S. 52-05 W., 812.8 feet to an
iron pin; thence N. 54-01 W., 301.7 feet to an old stone; thence N. 54-00 W., 255
feet to an iron pin in Jones Mill Road; thence along Jones Mill Road, N. 52-17 E.,
1142.2 feet to the point of beginning. - 140 - 552.1 - 1 - 3.3 -> 12.0

TRACT NO. 4A (23.0 acres): BEGINNING at an iron pin at the joint eastern corner of
Tracts 4A and 5 and running thence as follows: S. 52-28 W., 1648 feet to an iron pin;
thence turning and running S. 86-31 E., 1363.8 feet to an iron pin in the center of
an unnamed road; thence S. 86-31 E., 583.2 feet to an old stone; thence turning and
running N. 14-10 W., 380 feet to an iron pin in the center of the aforementioned
unnamed road; thence N. 35-47 W., 13.3 feet to a point in the unnamed road; thence
N. 35-47 W., 917.6 feet to the point of beginning. (T. L. Cooper & Co.)

Being a portion of the property conveyed to Fannie C. Cooper by deed of R. L. Cooper,
recorded October 22, 1958, in Deed Book 608, Page 527, R.M.C. Office for Greenville
County and recorded August 3, 1971, in Deed Book 198, Page 32, Office of the Clerk
of Court for Laurens County. The said Fannie C. Cooper died testate on December 7,
1975, with her Will leaving her real property in equal shares to her five children,
Renzie L. Cooper, Jr., Harold L. Cooper, Vernon R. Cooper, Louise C. Bell and
Blanche Abbott. The estate is filed in Greenville County Probate Court in Apartment
1406, File 14, and in Laurens County Probate Court in Apartment _____, File _____.

This conveyance is made subject to any restrictions, reservations, zoning ordinances,
or easements that may appear of record, on the recorded plat(s), or on the premises.

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