

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, Elizabeth Edwards Dempsey, Joe V. Edwards, Dorothy Edwards Cunningham, Robert W. Edwards and W. M. Edwards -----

in consideration of Ten and No/100 (\$10.00) ----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Donovan P. Dempsey, his heirs and assigns forever:

ALL that certain piece, parcel or strip of land located, lying and being in the State of South Carolina, County of Greenville, between other property of the grantee herein on the northern side of U. S. Highway #29 (Wade Hampton Boulevard), and the boundaries of Lots 24, 25, 23 and 21 of Dogwood Terrace Subdivision as shown on plat thereof dated May, 1960, prepared by J. Mac Richardson, R.L.S., recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book UU at Page 5, and having the following description:

BEGINNING at a point in the line of other property of the Grantee herein, which point also forms the eastern most boundary of Lot 25, Dogwood Terrace Subdivision as shown on the plat referred to above, and running thence, along other line of the grantee N. 38-30 W., approximately 230 feet, + to a point in the rear lot line of Lot No. 21, Dogwood Terrace Subdivision as shown on the above plat; thence along the rear lot line of Lot No. 21, S. 53-42 W., approximately 25 feet to the point where the rear lot line of Lot 21 intersects the rear lot line of Lot 23, Dogwood Terrace Subdivision; thence, along a portion of the rear lot line of Lot 23, and along the rear lot lines of Lots 24 and 25, S. 45-41 W., approximately 236.8 feet, more or less, to the rear corner, the eastern most point, of Lot 25, the point and place of beginning.

The within described property is a portion of the property belonging to W. S. Edwards who died on the 9th day of September, 1953, a resident of Greenville County, South Carolina leaving as his sole heirs at law and beneficiaries under his will the grantors herein, as will appear by reference to the records contained in the office of the Probate Court for Greenville County in Apt. 621, File 8.

The parcel presently owned by the grantee herein consisting of 2.04 acres, more or less, was originally conveyed by W. S. Edwards to Elizabeth Edwards Dempsey by deed recorded October 25, 1946 in the Greenville County R.M.C. Office in Deed Book 301 at Page 135. Subsequently, Elizabeth Edwards Dempsey conveyed said tract to the grantee herein by deed recorded July 5, 1951 in the Greenville County R.M.C. Office in Deed Book 437 at Page 382. Subsequently, the grantors herein conveyed a tract containing 16.14 acres, more or less, to Waites T. Edwards recorded on the 7th day of June, 1954 in the R.M.C. Office for Greenville County in Deed Book 501 at Page 91 which caused a strip to be created between the property owned at that time by the grantee herein and the property conveyed to Waites T. Edwards. The purpose of this deed is to vest in Donovan P. Dempsey fee simple title to all property lying between property he owns now and Dogwood Terrace Subdivision.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

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