

WHEREAS, Mary Frances Bailey Myers died on December 23, 1972, leaving a will, as will appear from the proceedings in the Probate Court for Greenville County, filed in Apartment 1261, file 18; and

WHEREAS, by her will she directed that the balance of her estate be divided equally among four of her children, namely, Clyde Milford Bailey, Claude Alvin Bailey, Nancy Bailey Gilbert, and Sue Bailey Myers; and

WHEREAS, these four children desire to and have agreed upon a division among themselves of the remainder of a 160 acre tract of land, and for that purpose have this date executed their mutual deeds,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we, Clyde Milford Bailey, individually and as executor of the Estate of Mary Frances Bailey Myers, Sue Bailey Myers, and Nancy Bailey Gilbert in the State aforesaid, in consideration of division of real estate, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Claude Alvin Bailey, his heirs and assigns forever:

All those two pieces, parcels and lots of land situate, lying and being in Cleveland Township, Greenville County, South Carolina, being tracts 2 and 2A, as shown on a plat of T. Craig Keith, registered land surveyor, dated 2-23-74, and having, according to said plat, the following metes and bounds, to-wit:

TRACT 2. BEGINNING at a point in the center of Gap Creek Road and running thence S. 28-30 E. 76 feet to an iron pin; thence running nearly parallel to Gap Creek Road S. 47 W. 144 feet to an iron pin, corner of tract No. 1; thence with the line of tract No. 1, S. 46-30 E. 3920 feet to an iron pin; thence N. 50-30 E. 39 feet to an iron pin and dogwood; thence N. 24-30 E. 520 feet to an iron pin; thence with the line of tract No. 3, N. 49-30 W. 3230 feet to a point in the center of Gap Creek Road; thence down the center of Gap Creek Road S. 41-00 W. 60 feet to a point in the center of Gap Creek Road; thence continuing down the center of Gap Creek Road S. 37 W. 156 feet to a point in the center of Gap Creek Road, the point of beginning, and containing 30.2 acres, more or less.

ALSO:

TRACT 2A. BEGINNING at a point in the center of Gap Creek Road, joint corner of tracts 1A and 2A, and running thence with the line of tract 1A, N. 33 W. 660 feet to an iron pin; thence N. 8-30 W. 99 feet to an iron pin; thence N. 55-30 E. 385 feet to an iron pin, corner of tract 5; thence with the line of tract 5, S. 31-15 E. 725 feet to a point in the center of Gap Creek Road; thence down the center of Gap Creek Road, S. 59 W. 265 feet to a point in the center of Gap Creek Road; thence continuing down the center of Gap Creek Road S. 41-00 W. 135 feet to a point in the center of Gap Creek Road, the point of beginning, and containing 7.8 acres, more or less.

Both tracts conveyed herein are part of the tract of 160 acres conveyed to Mary Frances Bailey by W. A. Johnson by his deed dated August 17, 1964, and recorded in the R. M. C. Office for Greenville County in Deed Book 757 at page 42; Mary Frances Bailey, by marriage, being Mary Frances Bailey Myers at the time of her death.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee and the grantee's heirs or successors and assigns forever.

323

4328 RV-21