

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.KNOW ALL MEN BY THESE PRESENTS, That We, John L. Cooper and Nancy Corrie Cooper,

in the State aforesaid,

in consideration of the sum of

Ten (\$10.00) Dollars and other consideration~~XXXXXX~~to us

in hand paid

at and before the sealing of these presents by

Thomas B. Cooper

(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

Thomas B. Cooper, his heirs and assigns:

All our right, title and interest (namely a life estate being conveyed hereby by the grantor herein, Nancy Corrie Cooper, and an undivided one-half interest by the grantor, John L. Cooper) in and to that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying, and being in Austin Township, Greenville County, State of South Carolina, near the Town of Mauldin, containing 153.9 acres according to survey made by Dalton & Neves, November, 1940, and having, according to said survey, the following metes and bounds, to-wit:-

Beginning at an iron pin in the center of the old highway leading from Greenville to Laurens and running thence N. 30-50 E. 443 feet crossing the new highway from Greenville to Laurens (known as U. S. Highway 76); to a point on the West side of the right-of-way of the Charleston and Western Carolina Railroad; thence along said right-of-way N. 33-45 W. 1818 feet to a point on said right-of-way on the South side of Pelham Road; thence along said road N. 88-30 W. 66 feet to a point on the South side of said Pelham Road near the intersection of said road and the road leading by the Mauldin Methodist Church Cemetery to U. S. Highway 76; thence leaving said Pelham Road S. 33-35 E. 398 feet to a point; thence S. 63-25 W. 264 feet to a point; thence S. 89-05 W. 77.4 feet to a point; thence N. 64-05 W. 122 feet to a point on the East side of said road leading from the Pelham Road by said cemetery to U. S. Highway 76; thence S. 29-35 W. 304.4 feet down said cemetery road and across U. S. Highway 76 to a point on the west side of said U. S. Highway 76 at the intersection of said highway and a road leading to the Mauldin Baptist Church and cemetery; thence N. 43-15 W. 351 feet along the West side of U. S. Highway 76 to a point thereon at the intersection of said highway and a county road; thence along the South side of said county road S. 51-30 W. 1392 feet to an iron pin at the corner of property of James Griffin; thence along the property of James Griffin N. 67-50 W. 663 feet to an iron pin at the corner of property of Ansel King; thence along the line of Ansel King's property S. 51-45 W. 548 feet to a point in the center of the Ashmore Bridge Road (shown on plat above referred to as Adams Road); thence down said Ashmore Bridge Road S. 22-0 E. 500 feet to a point in said road; thence still down said road S. 24-45 E. 455 feet to a point in said road; thence S. 8-30 E. 207 feet to a stone near the east side of said Ashmore Bridge Road at the corner of property of James Trammell; thence along the line of property of James Trammell S. 53-0 E. 850 feet to a poplar (dead) on a branch, corner of James Trammell's property; thence down the meanders of said branch to a poplar 3x on the east side of said branch, corner of property of James Trammell and B. A. Thomason (a traverse line between said points, running as follows: N. 71-0 E. 194 feet to a point; thence S. 45-45 E. 500 feet to a point; thence S. 51-20 E. 331 feet to a point; thence S. 62-30 E. 300 feet to a point; thence S. 23-45 E. 96 feet to said poplar 3x); thence along the line of B. A. Thomason's property N. 46-30 E. 214 feet to a maple 3x on another branch, thence up the meanders of said branch to an ash 3x (dead) on the east side of said branch, corner of property of B. A. Thomason (a traverse line between said points, running as follows: N. 46-30 E. 46 feet to a point; thence N. 41-20 E. 564 feet to said ash 3x (dead); thence along the line of property of B. A. Thomason N. 41-30 E. 581 feet to an iron pin; thence still along the line of B. A. Thomason's property N. 62-0 E. 780 feet to a point in the center of the old highway leading from Greenville to Laurens, South Carolina; thence up said highway N. 26-0 W. 337 feet to an iron pin in the center of said old highway, the beginning corner, containing 153.9 acres, more or less, exclusive of rights-of-way and exclusive of the Mauldin Baptist Church and cemetery property hereinafter described.

Within the boundaries of the above described tract of land there is a small tract of land belonging to Mauldin Baptist Church which is not conveyed by this deed, but is expressly excepted therefrom, the same being described as follows:

All that certain piece, parcel, or lot of land in Austin Township, County and State aforesaid, on the northwest side of the road leading from U. S. Highway 76 to the Mauldin Baptist Church, and having the following metes and bounds, according to the plat hereinabove referred to made by Dalton & Neves, Engineers, in November, 1940:

Beginning at a stone on the northwest side of said road, and running thence N. 19-0 E. 217 feet to a point on the Northwest side of said road; thence N. 6-0 E. 214.5 feet to a point near the northwest side of said road; thence S. 40-0 W. 415 feet to an iron pin; thence S. 59-30 E. 199 feet to a stone on the Northwest side of said road, the beginning corner, this being the tract of land upon which is now located the Mauldin Baptist Church and cemetery.

The undivided one-half interest in the above tract of land hereby conveyed by John L. Cooper and the life estate hereby conveyed by Nancy Corrie Cooper were acquired by the said John L. Cooper and Nancy Corrie Cooper under the last will and testament of J. S. Cooper, deceased, which is now on file in the office of the Probate Judge for Greenville County, in Apartment 336, File 28.