

Box 374, Marietta  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE COUNTY

20 FEB 1977

1051 765

DEED

KNOW ALL MEN BY THESE PRESENTS, that Carmi Ledford, Jr. and Mary L. Tate, as Trustees

in consideration of One and no/100

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

Monty Jack Ledford, his heirs and assigns:

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

All that tract of land in the County of Greenville, State of South Carolina near Marietta, containing 49.16 acres, more or less, as shown on plat for Horace G. Ledford by J.C. Hill, dated July 28, 1959, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Talley Bridge Road, at the corner of Jack E. Bowers and running thence S 68 E 1789.3 feet to an iron pin; thence S 27 E 1907.4 feet to a point in Middle Saluda River; thence with the river, downstream, the traverse of which is N 68-30 E 462 feet, more or less, to an iron pin; thence N 27 W 1845.4 feet to an iron pin; thence N 52 W 2182.8 to an iron pin in the center of Talley Bridge Road; thence with the center the road the following courses and distances: S 61-30 W 257 feet; S 53 W 125 feet; S 36 W 122 feet; S 02-20 E 447 feet; thence S 29-15 E 21 feet to the point of beginning.

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This is the same property conveyed to Horace G. Ledford in deed book 633, page 68, who died leaving his son, Monty Jack Ledford and his daughter, Theresa Ann Ledford, as will appear in apt. 1124, file 21 of the Probate Court. By his will, if his children were under age, and they were, Horace left said property unto the grantors, as trustees for said children, until such time as they attained the age of 21 years. Theresa Ledford Heath Sanders has already conveyed the grantee her interest in deed book 1022, 642 recorded August 13, 1975. The purpose of this deed is to remove any doubt that may have been created by the trusteeship under said will.

521.1-1-23

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(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 24 day of February, 1977.

SIGNED, sealed and delivered in the presence of:

*Carmi Ledford, Jr.* (SEAL)  
Carmi Ledford, Jr. as Trustee

*Ronald A. Bricker*

(SEAL)

*J. H. Heath*

*Mary L. Tate* (SEAL)  
Mary L. Tate, as Trustee

(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 24 day of February 1977.

*Ronald A. Bricker* (SEAL)  
Notary Public for South Carolina.

My commission expires June 15, 1982

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of 19

(SEAL)

Notary Public for South Carolina.

My commission expires

RECORDED this day of FEB 28, 1977 at 1:21 P. M., No. 22032

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