

TITLE TO REAL ESTATE

WALKER, EVANS & DOGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, B. J. Edwards, of Greenville County

in the State aforesaid.

in consideration of the sum of One dollar and love and affection for my father

~~XXXXXXXX~~

to me paid by F. M. Edwards, Sr.

in the State aforesaid, 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 F. M. Edwards, Sr. and his Heirs and Assigns

those four (4)

all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina.

TRACT NO. 1: All that certain piece, parcel or tract of land near Southern Worsted Corporation, and having the following metes and bounds, according to survey and plat made by J. Earle Freeman, Surveyor, August 1934: BEGINNING at an iron pin on Warehouse Road, corner of a tract of land formerly owned by B. Perry Edwards, and running thence along said Warehouse Road the following courses and distances: (thence N. 80 $\frac{1}{2}$ E. 4.11 chs. to an iron pin;-----) N. 58 $\frac{1}{2}$ E. 2.45 chs. to an iron pin; thence N. 82 $\frac{1}{2}$ E. 6.06 chs. to an iron pin; thence N. 89 $\frac{1}{2}$ E. 2.45 chs. to an iron pin; thence N. 82 $\frac{1}{2}$ E. 7.12 chs. to an iron pin, corner of land conveyed to B. Perry Edwards, as Committee for James M. Edwards; thence along the line of said land, S. 10 W. 39.17 chs. to an iron pin; corner of land of Mrs. Thad Green; thence with the line of her land, N. 80 $\frac{1}{2}$ W. 12.63 chs. to an iron pin, corner of other land formerly owned by B. Perry Edwards; thence along the line of said land, N. 4 E. 34.07 chs. to an iron pin on Warehouse Road, the beginning corner, containing 65.24 acres, more or less.

TRACT NO. 2: Also, all that other certain piece, parcel or tract of land, containing 138 acres, more or less, situate, lying and being on both sides of Rutherford Road and Mountain Creek of Enoree River, and having the following metes and bounds: BEGINNING at a R. O. stump xom on a road leading to Mountain Creek Church, and a corner of W. B. Lock's land; thence S. 83 E. 36.15 to chestnut stump xom and nm; thence S. 11 E. 7.50 to a stone xnm; thence S. 84 $\frac{1}{2}$ E. 8.30 to Hickory xom; thence N. 2 $\frac{3}{4}$ W. 11.30 to a stone xnm; thence N. 3 $\frac{1}{2}$ E. 11.00 to stone xn; thence N. 4 $\frac{1}{2}$ W. 8.80 to stone xn; thence N. 3 $\frac{1}{2}$ E. 1.50 to small W. O. 3xn; thence N. 22 $\frac{1}{2}$ W. 2.80 to stone xn; thence N. 26 $\frac{1}{2}$ E. 11.25 to stake xn on south side of Mountain Creek; thence N. 32 $\frac{1}{2}$ E. to sourwood 3xom; thence N. 30 E. 1.15 to a stake xnm for Dogwood X down; thence N. 59 $\frac{1}{2}$ W. 30.20 to stone xn; thence S. 38 $\frac{1}{2}$ W. 11.50 to stone xom on Creek; thence down Creek S. 24 $\frac{1}{2}$ E. 11.50 to stone xom; thence S. 16 $\frac{1}{2}$ W. 6.80 to stone xn; thence S. 50 $\frac{1}{2}$ E. 2.35 to stone xn on branch; thence S. 21 $\frac{1}{2}$ W. 2.75 to stone xn; thence S. 8 E. 2.85 to stone xn; thence S. 42 E. 5.58 to stone xn; thence S. 62 E. 3.30 to stone xn; thence N. 14 E. 8.50 to stone xn; thence S. 62 E. 5.25 to stone xn on old road; thence S. 14 W. 12.50 to stake xn and o at bend of Rutherford Road; thence S. 5 $\frac{1}{2}$ W. 5.80 to iron rod xn in said road; thence N. 82 W. 15.00 to stone xnm; thence N. 57 W. 14.70 to stone xo and nm; thence S. 14 $\frac{1}{2}$ W. 12.30 to the beginning R. O. Stump.

TRACT NO. 3: also, all that other certain tract of land containing in the aggregate approximately 43 acres, being bounded on the north by Warehouse Drive, on the east by lands formerly owned by Alexander Finley, on the south by property of T. E. Green, and on the west by the Groce property, said property being shown on plat of property of B. Perry Edwards made by R. E. Dalton, C. E.; in 1920, less, however, Lots 15, 16, 38, 39, 40, 41, 42, 37, 48, 47, 46, 45, 44, 43, 83, 84 and 85, as shown on the above referred to plat, which is recorded in Plat Book "F" at Page 143.

TRACT NO. 4: Also, all that certain other tract of land, containing 63 $\frac{1}{2}$ acres, more or less, as shown by plat made by J. Earle Freeman, Surveyor, in March, 1937, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the western side of new paved State Highway, corner of land of James M. Edwards, and running thence along the line of said lands, N. 44 W. 37.78 chs. to an iron pin on the western side of right-of-way of the Southern Railroad; thence along the line of lands now or formerly owned by the Locke Estate, S. 71 $\frac{3}{4}$ E. 7.14 chs. to White Oak; thence along line of lands of R. F. Watson, N. 84 $\frac{3}{4}$ E. 38 chs. to an iron pin; thence continuing with the line of land of R. F. Watson, S. 9 $\frac{1}{2}$ E. 6.92 chs. to an iron pin on the western side of said new paved State Highway; thence along the western side of said new paved State Highway S. 43 W. 30.60 chs. to the beginning corner. LESS, HOWEVER, the following six (6) separate tracts of land heretofore conveyed by B. J. Edwards, viz:

(See Reverse side)