

TITLE TO REAL ESTATE

3753 PROBATE-JARVIS CO.-GREENVILLE

The State of South Carolina,
County of Greenville.

Whereas, Ethel J. Powell is the owner of two certain tracts of land in Austin Township, County and State aforesaid, containing 27.10 acres and 12.60 acres respectively, both of said tracts having been conveyed to the said Ethel J. Powell by Mrs. Etta Scruggs by deed recorded in the R. M. C. Office for Greenville County in Deed Book 207 at page 329, and,

Whereas, the Peoples National Bank of Greenville, South Carolina, as trustee of the D. D. Davenport heirs, is the owner of a tract of land containing 77.85 acres in Austin Township, County and State aforesaid, lying between and separating said two tracts of land owned by Ethel J. Powell, this tract having been conveyed to the Peoples National Bank of Greenville, South Carolina, as Executor of the estate of D. D. Davenport, deceased, by deed of E. Inman, Master, recorded in the R. M. C. Office for Greenville County in deed book 140 at page 147, and

Whereas the said Ethel J. Powell is desirous of obtaining a right-of-way connecting her said two tracts of land over and across said property of the Peoples National Bank of Greenville, South Carolina, as trustee of the D. D. Davenport, heirs, and,

Whereas the Peoples National Bank of Greenville, South Carolina, as trustee of the D. D. Davenport heirs, is desirous of securing right-of-way or easement across and over said 27.10 acre tract of the said Ethel J. Powell so as to secure and obtain an outlet for its said property.

Now therefore in consideration of said premises the said Ethel J. Powell does hereby grant, bargain, sell and release unto the said Peoples National Bank of Greenville, South Carolina, as trustee of the D. D. Davenport, heirs, its successors and assigns forever a right-of-way or easement over and across said 27.10 acre tract of the said Ethel J. Powell, described as follows:

Beginning at an iron pin on the Eastern line of said 27.10 acre tract of Ethel J. Powell on East side of public road leading from Laurens road to said 27.10 acre tract of Ethel J. Powell, where said roads bend to enter said 27.10 acre tract and running thence S. 66-05 W. 400 feet to bend; thence S. 71-20 W. 556 feet to point on Western line of said 27.10 acre tract of Ethel J. Powell; thence along the Western line of said tract N. 31-30 W. 10 feet to iron pin; thence N. 71-20 E. 556 feet to iron pin; thence N. 66-05 W. 400 feet, more or less, to point on the West side of the road above referred to leading from Laurens Road to said 27.10 acre tract of Ethel J. Powell.

And the said Peoples National Bank of Greenville, South Carolina as trustee of the D. D. Davenport heirs in consideration of the foregoing premises does hereby grant, bargain, sell and release unto the said Ethel J. Powell her heirs and assigns forever a right-of-way or easement over and across said property of said trustee described as follows:

Beginning at an iron pin on the line of property of said trustee and said 27.10 acre tract of Ethel J. Powell a point where the Southern boundary of the right-of-way or easement conveyed by Ethel J. Powell to said trustee as aforesaid intersects said property line and running thence S. 71-20 W. 946 feet to iron pin on Eastern line of said 12.60 acre tract of Ethel J. Powell; thence N. 32-45 W 15 feet to an iron pin; thence N. 71-20 E. 946 feet, more or less, to iron pin on line of said 27.10 acre tract of Ethel J. Powell and said property of said trustee; thence along line of said properties N. 31-30 E. 15 feet to the point of beginning.

Witness our hands and seals at Greenville, South Carolina, this 30th day of April, 1940.
Signed, sealed and delivered

in the presence of:

Sarah Ridgeway
Thos. T. Goldsmith

J. E. Ridgeway
Dorothea B. Hill.

Ethel J. Powell (SEAL)
Ethel J. Powell

Peoples National Bank of Greenville, South Carolina,
as trustee of the D. D. Davenport heirs.

BY: J. C. Hopkins, Asst. Tr. Officer (SEAL)
AND W. L. Patton, President (SEAL)

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally before me appeared Sarah Ridgeway and made oath that she saw the within named Ethel J. Powell sign, seal and as her act and deed deliver the within written instrument and that she with Thos. T. Goldsmith witnessed the execution thereof.

Sworn to and subscribed before me this _____
day of April, 1940.

Thos. T. Goldsmith (SEAL)
Notary Public for South Carolina.

Sarah Ridgeway

(OVER)